



UNIT 3A CASTLE COURT WARWICK ROAD LOUTH, LN11 0YB

TO LET

- Excellent sized industrial unit
- Approx. 1959sq.ft/182sq.m GIA
- Warehousing with office space
- Frontage parking
- Suitable for a variety of uses, subject to relevant consents
- EPC - D

RENT: £12,500 Per Annum + VAT

LOCATION

Louth is a market town of approximately 17,000 people, famous for its thrice weekly market and cattle market. The town centre provides essential services for a large rural area and secondary schools, banks and shopping facilities. The town is famous for its sole proprietor independent retailers, including butchers, bakers and specialist clothing shops etc. In addition, the town accommodates the main High Street banks and national retailers including Boots, WH Smith, Millets etc. There are 3 supermarkets in the town, being a Co-operative, Morrison’s and Aldi.

The unit is situated on the popular Fairfield Industrial Estate, which forms the centre of the business community, immediately to the north of the town. The property has easy access to the A16 trunk road, linking Louth with Grimsby, approx. 17 miles to the north. Access to the A180 and the Humber port is easily gained.

ACCOMMODATION

RECEPTION/OFFICE/BOARDROOM

3.98m x 4.18m

GENTS WC

With wash hand basin & toilet.

LADIES WC

With wash hand basin & toilet.

STAFF ROOM/KITCHEN

3.56m x 5.5m

With range of base, wall and drawer units, stainless steel sink & drainer, electric heater, fire exit to side grass and patio area.

MAIN WORKSHOP

Approx. 1,656sq.ft with roller shutter door.

MEZZANINE STORAGE

Approx. 437sq.ft.

OUTSIDE

Parking is located to the front of the unit. The unit benefits from side access to a courtyard to the side and the rear which can be accessed via the Kitchen/Staff Room.

SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Workshop and premises

Rateable Value - £10,250

Rating Authority - East Lindsey District Council.

TENURE

The unit is available on a new lease, for a minimum of 3 years, or longer by negotiation.

DEPOSIT

A deposit of the equivalent of 3 months’ rent will be required.

LEGAL FEES

We understand that the ingoing tenant will be responsible for the landlord’s reasonable legal fees in relation to the letting.

REFERENCES

The usual bank, landlord and two trade references will be required.

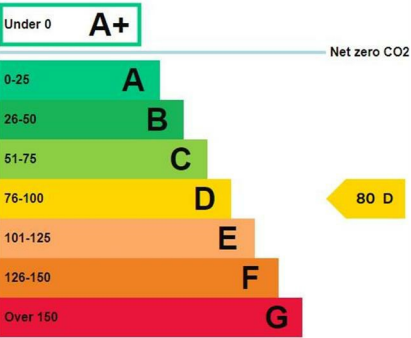
VAT

All prices net of VAT and may be charged in addition to the sale price at the prevailing rate.

VIEWING

Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.