



20 MARKET PLACE LOUTH, LN11 9PD

TO LET

- Town centre retail premises
- Prominent position within Market Place
- Excellent pedestrian footfall
- Grade II Listed Building
- Suitable for a variety of uses, subject to relevant permissions
- EPC Rating: D

RENT: £14,750 Per Annum

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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 the Chemist, WH Smith, Millets etc. There are 3 supermarkets in the town, being a Co-operative, Morrison’s and Aldi.

The property occupies a prominent position within Louth’s Market Place, benefiting from high levels of pedestrian footfall and close proximity to a variety of established national and independent retailers. The location provides excellent visibility within the heart of the town centre and is well suited to a range of retail uses.

ACCOMMODATION

GROUND FLOOR

Frontage: 13'6" / 3.96m
Internal width: 11'3" / 3.43m
Shop depth: 76'9" / 23.38m
Sales area: 747 sq. ft. / 69.4 sq. m.
ITZA: 345 units



FIRST FLOOR

Sales/ Office: 680 sq. ft. / 63.2 sq. m. including Staff kitchen and toilet/washroom

SECOND FLOOR

Office/ storage 229 sq. ft. 21.27 sq. m.

SERVICES

We understand that mains and emergency electrical systems have been serviced, tested and a certificate issued by a qualified electrical company. The fire detection and alarm system will be serviced, tested and certified to the landlord’s account, at the commencement of the tenancy.

LEASE TERMS

A Full Repairing and Insuring lease is offered for a term of

10 years with a rent review at the fifth year, at a rental of £14,750 per annum exclusive of rates and services.

RATEABLE VALUE

Enquiry of the VOA website indicates:-
Description - Shop and premises
Rateable Value - £13,750
Rating Authority - East Lindsey District Council.

REFERENCES

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

LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.

VAT

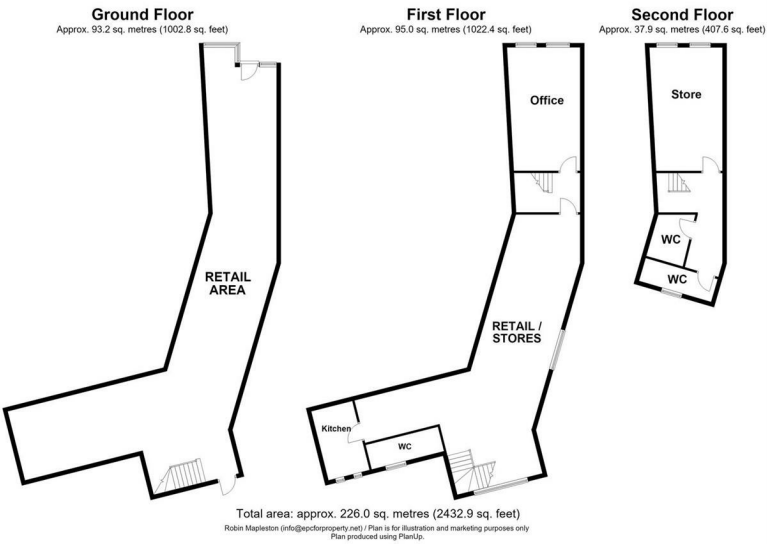
Please note, all prices quoted may be subject to VAT unless stated otherwise.

VIEWING

Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING

To be confirmed.



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.