



12 MERCER ROW LOUTH, LN11 9JQ

TO LET

- Ground floor retail unit with garage/store
- Established town centre trading location
- Total NIA approx. 1,800 sqft plus stores
- 3 parking spaces available to the rear
- Suitable for a variety of uses, subject to consents
- New FRI lease available for a minimum of 3 years
- EPC Rating - D

RENT: £17,500 Per Annum

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www.tes-property.co.uk

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 is situated on Mercer Row, within the town centre's established retail area. Nearby occupiers include Boots, Boyes, Trespass and Caffè Nero, with the Market Place and other town centre shopping facilities within walking distance.

ACCOMMODATION

FRONT RETAIL AREA

9.468m x 5.834m



MID RETAIL AREA

6.1m max x 4.81m max

With steps up to:

STORE

1.63m x 1.44m

REAR RETAIL AREA

5.20m x 13.67m

WC

2x wc's.

GARAGE/STORE

OUTSIDE

3 parking spaces available to the rear. Additional parking may be available by separate negotiation.

SERVICES

Some 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.

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £26,750

Rating Authority - East Lindsey District Council.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

REFERENCES

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

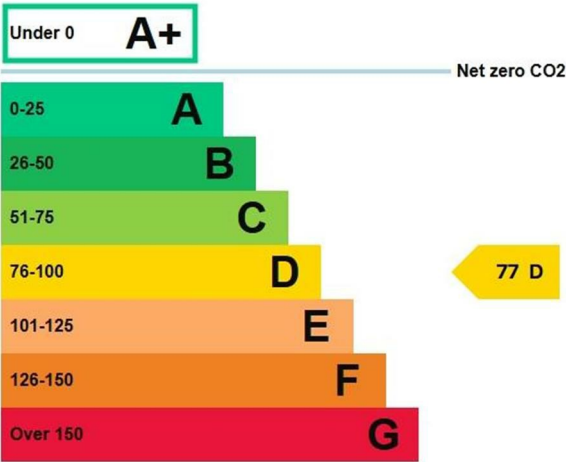
VAT

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



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.