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
- Grade II Listed Building
- EPC Rating - D

RENT: £17,500 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 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.

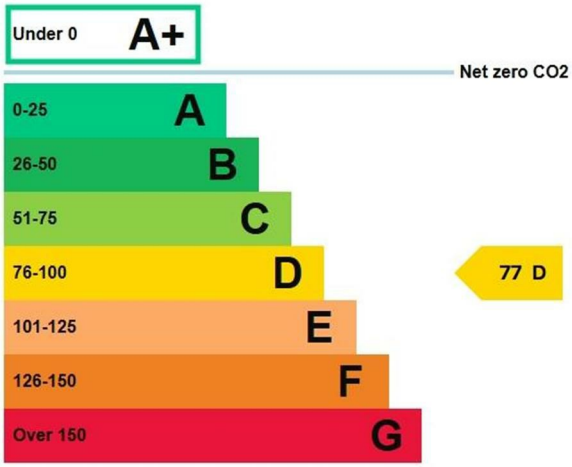
LEGAL COSTS
The ingoing tenant will be responsible for the landlord's reasonable legal costs.

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



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