

UNIT 9, TATTERSHALL WAY
LOUTH, LN11 0YZ

TO LET

- Mid-terraced light industrial unit
- Approx. 54 sq.m NIA
- Established Fairfield Industrial Estate location
- 2x parking spaces to front
- Suitable for a range of uses, subject to relevant permissions
- Available to let on a new FRI lease
- EPC Rating: TBC

RENT: £5,500 Per Annum

01507 601633 | survey@tes-property.co.uk
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, with secondary schools, shopping and leisure facilities. The town is well-known for its sole proprietor independent retailers, ranging from butchers and bakers to specialist clothing shops, alongside a variety of cafés and restaurants. National retailers represented in the town include Boots the Chemist, B&M, TG Jones, Trespass and White Stuff, together with supermarkets including the Co-operative, Morrison's and Aldi. Beyond the town centre, Fairfield Industrial Estate accommodates a diverse range of operators, such as Honda and MKM, alongside national food outlets McDonalds and KFC.

The property is situated on Tattershall Way, within Fairfield Industrial Estate, with convenient access to the A16 and the surrounding road network.

ACCOMMODATION

MAIN UNIT
5.90m x 9.17m max



DISABLED WC
With low suite wc.

RECEPTION
4.70m x 2.34m

OUTSIDE
There is a small forecourt area to the front of the property providing parking for 2 vehicles.

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

RATEABLE VALUE
Enquiry of the VOA website indicates:-
Description - Store and premises
Rateable Value - £3,500
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
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.