

# 13 MARKET PLACE LOUTH LN11 9PB



## TO LET

- Ground floor retail premises with upper floors
- Highly prominent position in the centre of Louth
- GF Sales/Office/Storage - 119.657 sq.m / 1,288 sq.ft approx. NIA
- Available on a new FRI lease
- Grade II Listed Property

**RENT: £19,000 p.a.x**

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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, in particular, 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 in a highly visual position on Mercer Row. The property has excellent ground floor retail accommodation with upper floor office/storage space.

## **ACCOMMODATION**

The property has the following approximate dimensions and areas (NIA):-

GF Sales/Office/Storage	119.657 sq.m / 1,288 sq.ft
FF Office/Storage	45.80 sq.m / 493 sq.ft
SF Office/Storage Ancillary	46.19 sq.m / 497 sq.ft

## **GROUND FLOOR**

### **SHOP AREA**

4.65m max x 10.74m max with serving counter with shelving and cupboards, Toshiba air conditioning unit and wall display panels.

### **REAR OFFICE**

4.7m max x 6.25m max

Rear staircase to;

### **STAFF ROOM/STOCK ROOM**

6.3m x 6.3m with fire escape to rear

### **KITCHEN**

2.7m max x 2.6m max with base and drawer units, roll top worktop, stainless steel sink and drainer, Triton hot water heater.

### **TOILET**

With low flush WC, wash hand basin and Triton hot water heater.

## **FIRST FLOOR (accessed via staircase in rear office) (approx. 45.8sqm/493sqft NIA)**

With fire escape to side

### **OFFICE/STORE**

6.5m max x 5.0m max

### **OFFICE/STORE**

3.8m x 3.5m

Staircase to;

## **SECOND FLOOR (approx. 46.19sqm/497sqft NIA)**

### **OFFICE/STORE**

6.5m max x 5.0m max

### **OFFICE STORE (Reduced headroom)**

3.7m x 3.7m

**RATEABLE VALUE**

From our enquiry of the Valuation Office website, we understand that the property is currently assessed as;

Description – Shop and premises

Rateable Value - £20,000

Local Authority – East Lindsey District Council

All enquirers should make their own investigations.

**SERVICES**

Mains electricity and water are understood to be connected. The agents have not tested or inspected any services or service installation, and prospective tenants should rely on their own investigations.

An air conditioning unit also serves the ground floor retail space.

**AGENT'S NOTE**

This property occupies one of the most prominent positions in the town close to all major retailers.

We understand the property is Grade II Listed.

**VAT**

All prices quoted are exclusive of VAT unless stated otherwise.

**VIEWING**

Strictly by appointment with the Turner Evans Stevens Louth office on 01507 602264 or joint agent Brackenridge Hanson Tate on 0113 244 9020

## INFORMATION & SERVICES

### MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

### THINKING OF SELLING?

If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.

### MORTGAGES & FINANCE

If you require independent mortgage advice please contact our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.

### SURVEYS

We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.

### MANAGEMENT & LETTING

We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.

### COMMERCIAL

We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.

### ARCHITECTURAL PLANNING

If you are extending or building, we can arrange a full design and supervision service from an extension to a complete new home build, and we provide the architects and surveyors certificates on completion.

### INTERNET

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