



44 EASTGATE LOUTH, LN11 9NJ

- Ground floor shop
- Close to town centre
- Frontage to Little Eastgate
- Shop NIA 29.26 m²/315 ft²
- New lease available
- EPC Rating E

RENT:- £5,500 p.a plus VAT

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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 on Little Eastgate between the British heart Foundation and Eve & Renshaw department store and opposite the Meridian House and Town Hall offices.

ACCOMMODATION

SHOP

3.61m x 8.1m, with suspended ceiling, flush lighting, meter cupboard, over door curtain heater and fire alarm panel.

REAR LOBBY

1.98m x 2.5m, with fire escape to shared yard, emergency lighting and stairs up to:

FIRST FLOOR

HALLWAY

With 2 x toilets with pedestal hand basins and low flush WCs

Further accommodation to the first and second floor can be available through a further negotiation.

OUTSIDE

Shared central yard with alleyway access to the fish market.

BUSINESS RATES

Enquiry of the VOA website indicates:-

Description – Shop and premises

Rateable Value - £5,600

Rating Authority - East Lindsey District Council on 01507 601111.

ENERGY PERFORMANCE RATING

EPC Rating: E

LEASE

The property is offered by way of a new lease on terms to be negotiated

SERVICES

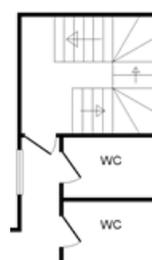
Some mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and prospective tenants should make their own enquiries.

LEGAL FEES

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the letting.

VIEWING

Strictly by appointment with the sole agents, Turner Evans Stevens on 01507 602264.



INFORMATION & SERVICES

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