

44 EASTGATE  
LOUTH  
LN11 9NJ



## TO LET

- Ground floor shop with offices/retail above
- Town centre position
- Frontage to Little Eastgate
- Shop NIA 29.26 m<sup>2</sup>/315 ft<sup>2</sup>
- Offices/retail NIA 84.24 m<sup>2</sup>/907 ft<sup>2</sup>
- New lease available from January 2020
- Ground floor only letting negotiable
- EPC Rating E

**RENT: £9,250 p.a. plus VAT**

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Registered in England 03710262

**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**

### GROUND FLOOR

**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 Landing with emergency exit out to metal staircase.

**HALLWAY** With 2 x Ladies WCs with pedestal hand basins and low flush WCs, 1 Gents WC

**STAFF/KITCHEN** 3.32m x 2.56m, with stainless steel sink and drainer set in base unit with further wall cupboard. Staircase to:

### SECOND FLOOR

**MAIN OFFICE/RETAIL** Of shaped design extending to 52.2 m<sup>2</sup>, with air conditioning cassette.

**OFFICE /STORE** 2.39m x 3.7m, 8.84 m<sup>2</sup>, with air conditioning cassette.

**OFFICE /STORE** 3.56m x 4.13m, 14.7 m<sup>2</sup> with air conditioning cassette.

- OUTSIDE** Shared central yard with alleyway access to the fish market.
- RATEABLE VALUE** Enquiry of the Valuation Office Agency web-site indicates the rating assessment from the 1<sup>st</sup> April 2017 as £5,600.
- VAT** All prices quoted exclude VAT.
- LEGAL FEES** The incoming tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the letting.
- LEASE** The property is offered by way of a new lease on terms to be negotiated.
- VIEWING** Strictly by appointment with the agents at the Louth office on 01507 602264.



Total approx floor area: 180.4 m<sup>2</sup> (19415 ft<sup>2</sup>)  
 Ground Floor: 40.3 m<sup>2</sup> (434.0 ft<sup>2</sup>)  
 1st Floor: 46.4 m<sup>2</sup> (499.1 ft<sup>2</sup>)  
 2nd Floor: 93.7 m<sup>2</sup> (1008.4 ft<sup>2</sup>)

# Energy Performance Certificate

Non-Domestic Building



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LOUTH  
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Certificate Reference Number:  
0250-2949-0373-2670-5060

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 111 This is how energy efficient the building is.

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	179
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	115.73
Primary energy use (kWh/m <sup>2</sup> per year):	684.59

## Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

78 If typical of the existing stock

## 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.
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- ARCHITECTURAL PLANNING** If you are extending for building, we can arrange for 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.
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