



## 106 EASTGATE LOUTH, LN11 9AA

### TO LET

- Ground floor retail premises
- Suitable for other uses, subject to usual permissions
- Situated within Louth town centre
- Prominent High Footfall Location
- Available from June 2024
- EPC Rating - C

**RENT: £8,000 Per Annum**

01507 601633 | [survey@tes-property.co.uk](mailto:survey@tes-property.co.uk)  
[www.tes-property.co.uk](http://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 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.

## ACCOMMODATION

### RETAIL AREA

7.614m x 3.439m

### TILL & STORE

1.1m x 3.36m

### KITCHEN/STOCK ROOM

4.04m x 2.58m max

With stainless steel sink and drainer with worktop.

### STORE

1.3m x 1.2m

### WC

With WC and wash hand basin.

## SERVICES

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 - £7,900

Rating Authority - East Lindsey District Council.

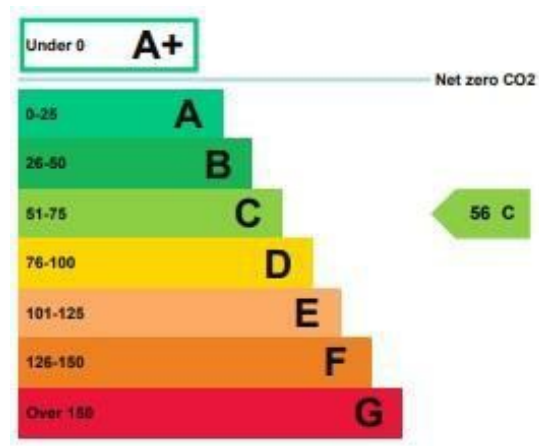
## VAT

Please note, all prices quoted may be subject to VAT unless stated otherwise.

## VIEWING

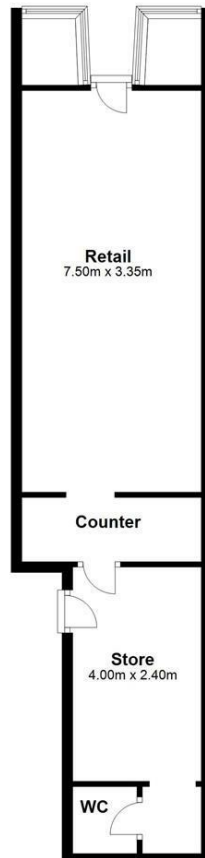
Strictly by appointment with the sole agents, TES Property.

## ENERGY PERFORMANCE RATING



### Ground Floor

Approx. 45.3 sq. metres



Total area: approx. 45.3 sq. metres

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net)  
Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.