



7 CORNMARKET LOUTH, LN11 9PY

TO LET

- Excellent deli/café premises
- Storage and office space to basement
- Grade II listed property
- Situated in a central position within the town centre
- EPC Rating – E

RENT: £10,500 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 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, Morrisons and Aldi.

The property is situated in the Cornmarket close to numerous professional offices and high street retailers.

ACCOMMODATION

GROUND FLOOR

MAIN SHOP AREA

7.043m x 3.998m maximum, reducing to 1.951m minimum.

REAR PREP AREA & KITCHEN

2.847m x 3.786m with rear door fire escape to shared passageway. Fully fitted Kitchen/Prep area.

BASEMENT ACCOMMODATION

BASEMENT OFFICE 1/STORAGE

3.376m x 4.891m.

BASEMENT HALLWAY WITH KITCHEN FACILITIES

With sink and drainer with base units and electric hot water system.

TOILET

With wash hand basin and WC.

BASEMENT OFFICE 2/STORAGE

3.70m x 2.789m with fire door to shared passage, single glazed windows.

LEASE TERMS

Available on a new lease for a minimum of 3 years on effective FRI terms.

BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £9,600

Rating Authority - East Lindsey District Council on 01507 601111.

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.

LEGAL FEES

We understand that the ingoing tenant will be responsible for the landlord's reasonable legal fees in relation to the letting.

VAT

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

VIEWING

Strictly by appointment with the sole agents, TES Property on 01507 601633.

ENERGY PERFORMANCE RATING

This property's current energy rating is E.

