

# 1 QUEEN STREET LOUTH, LN11 9AU

## TO LET

- Excellently situated in town centre
- Large first and second floor office premises
- 83 sq.m (896 sq.ft) office space
- 38.12 sq.m (410 sq.ft) storage rooms
- Full fire alarm and burglar alarm systems
- Gas heating throughout

RENT: £6,000 Per Annum

## **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**

## **GROUND FLOOR ENTRANCE**

With entry phone system.

## STAIRCASE TO LANDING AREA

## **OFFICE 1**

4.57m x 3.44m min with cupboard housing gas boiler, storage cupboard.



## **OFFICE 2** 2.89m x 4.19m

## **OFFICE 3**

5.20m x 4.64m

## STAIRCASE TO LANDING

## **GENTS TOILET**

With low level w.c. and wash basin.

## LADIES TOILET

With two low suite w.c's and wash basin.

## **OFFICE 4**

4.88m x 4.70m

## STORAGE ROOM OFF

5.16m x 4.60m

## STORE ROOM

4.61m x 3.12m overage with fitted counter and storage cupboard.

## **LEASE**

Available on a new 3 year lease.

## **BUSINESS RATES**

Enquiry of the VOA website indicates:-

Description - Office and premises

Rateable Value - £8,100

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.

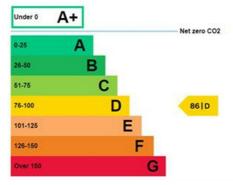
## **VAT**

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**



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