



## 124 EASTGATE LOUTH, LN11 9AA

### ALL ENQUIRIES

- Extensive Retail Premises
- Prime Town Centre Location
- Approx. 1,021 sq.m / 10,000 sq.ft.
- Staff parking and delivery yard to rear
- High footfall position
- Large Stock room and Office Space to first floor
- Shop frontage to Eastgate
- EPC Rating - B

### PRICE: Offers Invited

## 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.

These highly visual premises are found on Eastgate in a prominent area of high footfall in the centre of Louth.

## ACCOMMODATION

### GROUND FLOOR

#### MAIN SHOP FLOOR

23.76m (max) x 34.73m (max)

#### LIFT LOBBY

2.75m x 6.46m

### FIRST FLOOR

#### LOBBY

#### LADIES' TOILETS

#### CLEANER'S STORE

#### DISABLED ACCESS TOILETS

#### GENTS' TOILETS

#### OFFICE

5.22m x 2.4m

#### STAFF ROOM

3.84m x 4.56m

With stainless steel sink and drainer, wall, base and drawer units, part tiles walls.

#### MANAGER'S OFFICE

2.578m x 3.27m

#### STOCK ROOM

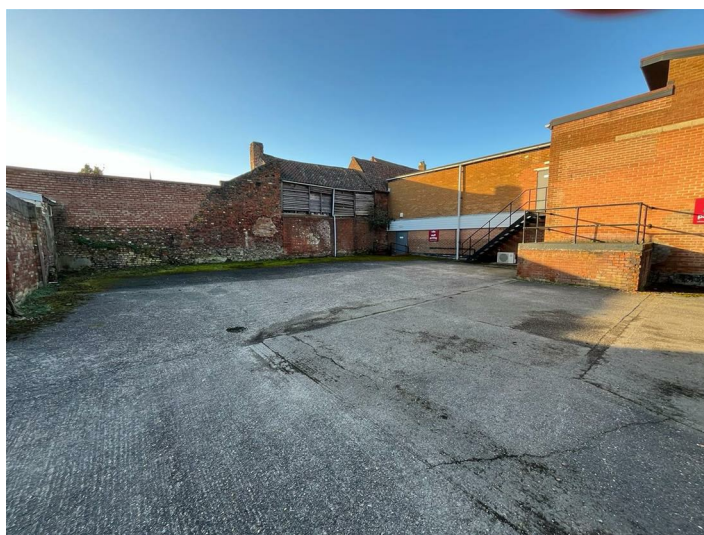
21.76 x 13.22 max

Accessed from rear stairwell

With lift lobby, store and lifts

### OUTSIDE

#### REAR STAFF PARKING & DELIVERIES



### AGENT'S NOTE

The property is available For Sale with realistic offers considered. The vendor would also consider a lease on the property on full repairing and insuring terms.

### SERVICES

Some 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 - £110,000

Rating Authority - East Lindsey District Council.

### TENURE

The property is understood to be of freehold tenure.

### SALE/LEASE

The property is available For Sale however the vendor would consider a new lease to be negotiated.

### 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

To be confirmed