



## UNIT 24 NOTTINGHAM ROAD LOUTH, LN11 0WP

### TO LET

- Light industrial unit
- Situated on the popular Fairfield Industrial Estate
- Suitable for a variety of uses, subject to appropriate consents
- Parking to frontage
- Available from April 2024

**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.

Nottingham Court is found off Nottingham Road, opposite to Watson petroleum and a number of long-established occupiers close by, in addition to the Spar/Subway/Greggs convenience store plus long-established industrial and commercial occupiers, including motor trade and agricultural suppliers.

## **ACCOMMODATION**

### **INDUSTRIAL UNIT**

6.86m (max) x 12.7m (max)

With roller shutter loading door.



### **TOILET**

With w.c and wash handbasin.

### **OUTSIDE**

The forecourt is surfaced and provides parking directly in front of each unit, with access off the central site road and a turning head for 40ft vehicles.

### **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 - Workshop and premises

Rateable Value - £4,750

Rating Authority - East Lindsey District Council.

## **LEGAL COSTS**

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

## **VAT**

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

## **VIEWING**

Strictly by appointment with the sole agents, TES Property.