



**53 ASWELL STREET
LOUTH, LN11 9HW**

TO LET

- Ground floor retail unit
- Good secondary trading position
- Available on a new lease
- EPC - TBC

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, Morrisons and Aldi.

The property is situated on Aswell Street, which is a good secondary trading part of the town centre.

ACCOMMODATION**MAIN RETAIL AREA**

5.65m max x 6.72m max
With 2 electric radiators.

OFFICE

1.824m x 3.59m
With external door.

SECONDARY RETAIL

2.129m x 3.84m
With electric radiator.

STORAGE

3.935m x 5.291m
With stainless steel sink and drainer, base units and external door.

OUTSIDE**SHARED YARD****TOILET**

With wc.

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 - £2,950
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

To be confirmed.