



## 44 EASTGATE LOUTH, LN11 9NJ

### TO LET

- Ground floor shop with storage/retail above
- Town centre position
- Frontage to Little Eastgate
- Shop NIA 29.26 sq.m/315 sq.ft
- Storage/retail above NIA 84.24 sq.m/907 sq.ft
- New lease available
- EPC Rating E

**RENT: £9,250 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.

The property is situated on Little Eastgate between the British Heart Foundation and Hashtag (formerly Eve & Ranshaw department store) and opposite the Meridian House and Town Hall offices.

## ACCOMMODATION

### GROUND FLOOR

#### SHOP

3.61m x 8.1m

With suspended ceiling, flush lighting, meter cupboard, over door curtain heater and fire alarm panel.

#### REAR LOBBY

1.98m x 2.5m

With fire escape to shared yard, emergency lighting and stairs up to:

### FIRST FLOOR

Landing with emergency exit out to metal staircase.

#### HALLWAY

With 2x toilets with pedestal wash hand basins and low flush WCs.

#### STAFF/KITCHEN

3.32m x 2.56m

With stainless steel sink and drainer set in base unit with further wall cupboard.

### SECOND FLOOR

#### MAIN MULTI-USE SPACE/OFFICE 1

Extending to 52.2 sq.m, with air conditioning cassette.

### OFFICE/STORE

2.39m x 3.7m

8.84 sq.m with air conditioning cassette.

### OFFICE/STORE

3.56m x 4.13m

14.7 sq.m with air conditioning cassette.

### OUTSIDE

Shared central yard with alleyway access.

### 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 - £8,400

Rating Authority - East Lindsey District Council.

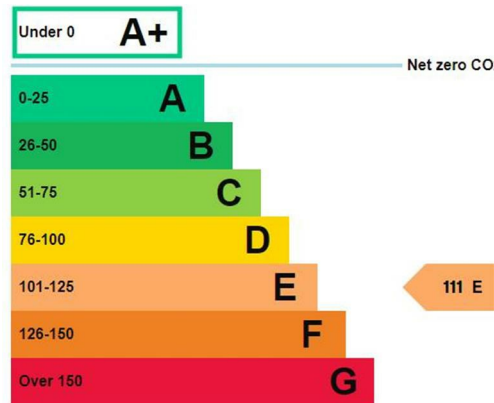
### VAT

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



Total approx floor area: 180.4 m<sup>2</sup> (19415 ft<sup>2</sup>)  
Ground Floor: 40.3 m<sup>2</sup> (434.0 ft<sup>2</sup>)  
1st Floor: 46.4 m<sup>2</sup> (499.1 ft<sup>2</sup>)  
2nd Floor: 93.7 m<sup>2</sup> (1008.4 ft<sup>2</sup>)

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