



46 Eastgate, Louth. LN11 9NJ

£10,500 per annum

JOHN TAYLORS
EST. 1859

Retail premises

A traditional Grade II listed retail lock-up shop situated in a prime retail location in the heart of the town centre. EPC rating C.

Rooms

Location

Louth is a prosperous Lincolnshire market town situated approximately 18 miles south of Grimsby and 22 miles northeast of Lincoln with a population of around 17,000. The town is famous for its weekly market and its sole proprietor independent retailers. The property is situated in a prominent location in the prime retail centre of the town between the retailers 'Card Factory' and 'British Heart Foundation'.

Main Retail Area

With electric heater. Maximum measurements.

16'4" x 17'1" (5m x 5.22m)

Rear Retail Area

With electric heater and staircase to first floor. Maximum measurements.

10'3" x 14'2" (3.14m x 4.35m)

First Floor Storeroom 1

With washbasin, wall mounted electric heater, toilet off having w/c and washbasin. Maximum measurements

16'2" x 16' (4.94m x 4.9m)

First Floor Storeroom 2

An unplastered room.

14'7" x 13'1" (4.5m x 4m)

Services

We understand that the property is connected to mains water, drainage and electricity.

Local Authority

East Lindsey District Council, Tedder Hall, Manby Park, Louth. LN11 8UP Tel. No. 01507 601 111 Website: www.e-lindsey.gov.uk

Business Rates

According to the Valuation Office Agency's online portal the property has the following description and rateable for the 2017 list. Description: Shop and premises. Rateable Value: £5,700.

Lease Terms



The property is available by way of a new lease at a rent of £10,500 per annum on IR & I terms and a lease length of 5 years.

Vat

We are informed by the landlord that the rent is not subject to Vat

Please Note

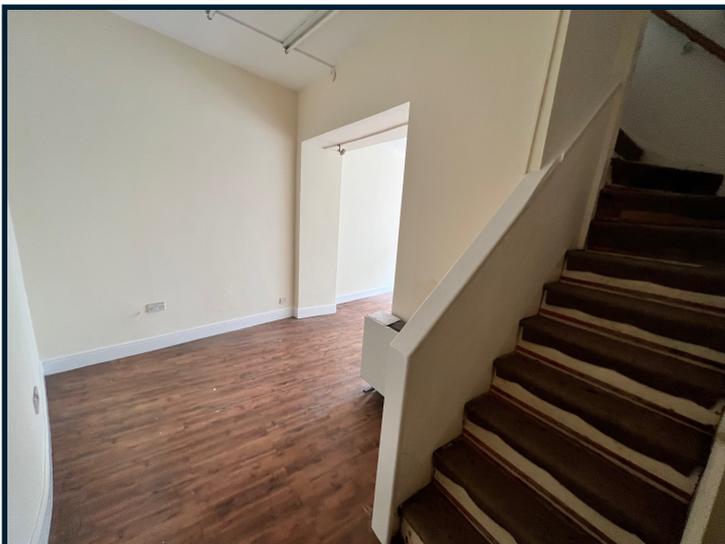
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

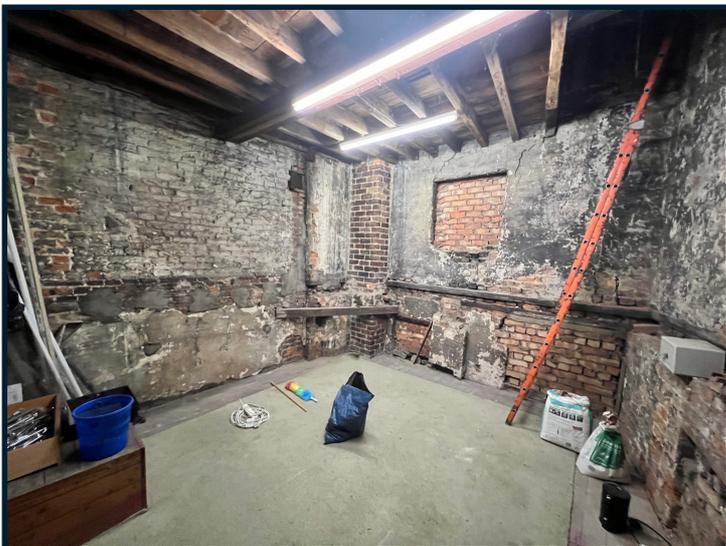
Viewing Arrangements

Strictly via our Louth office.

Opening Times

Monday to Friday 9.00am to 5.00 pm and Saturday 9.00am to 1.00 pm







FLOORPLAN

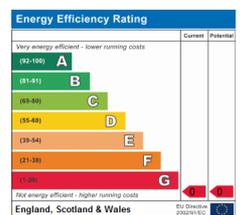
John Taylors

14-16 Cornmarket Louth LN11 9PY

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com



PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.