



6 Upgate Louth LN11 9ET

£5,000 pa

JOHN TAYLORS  
EST. 1859

## Retail Shop

An excellent opportunity to lease a small retail unit within a Grade II listed building, in a historic location next to the magnificent St James' Church.

## Louth

Louth is an attractive market town, and is located on the edge of the Lincolnshire Wolds, a designated area of outstanding natural beauty. Often referred to as the "Capital of the Wolds", the town combines historic character with a thriving independent retail sector. The town has a population of approximately 17,000 and serves a wide rural catchment, providing a strong and loyal customer base. It's retail profile is particularly distinctive, with a large majority of businesses independently owned, contributing to a unique shopping experience that differs from typical High Street destinations. Louth has developed a strong reputation as a foodie destination, with a wide range of specialist grocers, delicatessens and award-winning local producers, attracting visitors from across Lincolnshire and beyond.

## Location

The property occupies a prominent and highly visible position Upgate, one of Louth's principal thoroughfares, immediately adjacent to St James' Church and within the heart of the town centre. The property's proximity to the landmark church and central amenities make it well suited for a variety of retail, café, boutique or service based occupiers, subject to any necessary consents.



## Retail Area

The room has an area of approximately 30 m<sup>2</sup>/322 sqft and has a good retail display frontage onto Upgate as well as a return display window onto the cobbled lane running alongside the church and providing access to Westgate. The room includes a radiator, serving counter, and fitted cupboard. There is a communal kitchen and toilet at the rear of the building.

## Services

The property is understood to have mains electricity.

## Rent

£5,000 pa exclusive.

## Lease Terms

Flexible lease terms are available.

## Business Rates

According to the government online portal, the property has a rateable value for the 1st of April 2026 Valuation List of £6,300.

## Energy Performance Certificate

The property currently has an EPC rating tbc.

## VAT

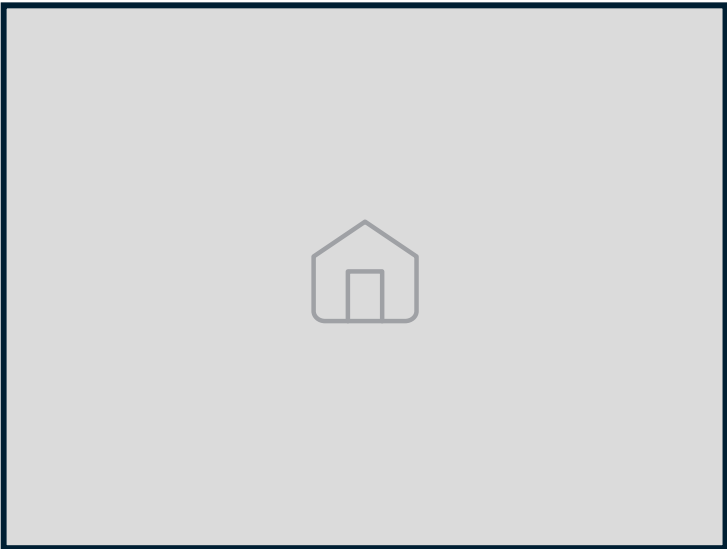
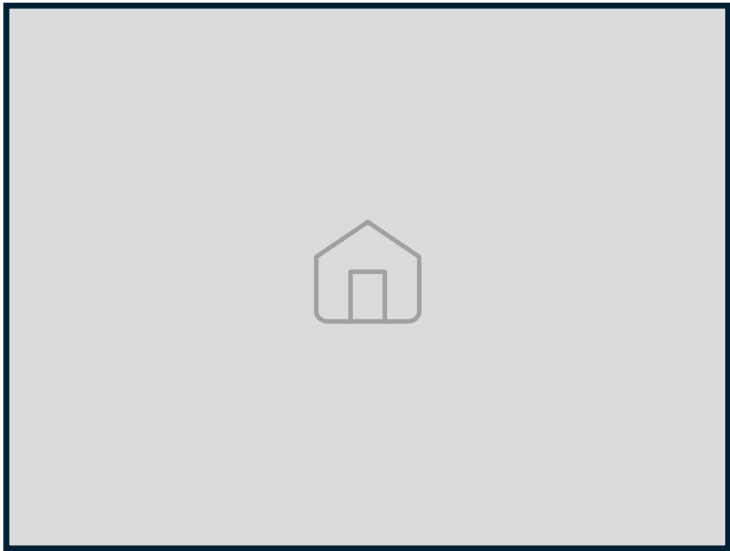
We are advised that VAT will not be applicable to the rent.

## Legal Costs

Each party is to be responsible for their own legal cost incurred in respect of any letting negotiated.

## Refences

A reference will be carried out on all interested parties at a cost of £70 plus VAT per applicant (£84 including VAT).





FLOORPLAN

## John Taylors

The Mart 127 Eastgate Louth LN11 9QE

Call: 01507 603648

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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.