

Retail Unit 107 Eastgate Louth LN11 9QE

£8,000 /annum

JOHN TAYLORS
EST. 1859

TO LET: An excellent opportunity to lease a ground floor retail unit located in a prominent position in the town centre. EPC rating C.

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Rooms

Location

Louth is a busy market town in the centre of a large rural catchment area and has a population of approximately 17,000 people. It is some 25 miles northeast of the city of Lincoln and some 16 miles south of the town of Grimsby. The property is situated in an excellent trading position on the main high street running through the town centre close to Clarks Shoes, Wilcos and McColls.

Main Retail Area

With large shop front
31'1" x 11'4" (9.5m x 3.5m)

Rear Retail Area

Incorporating a W/C
23'8" x 8'5" (7.27m x 2.62m)

Storeroom

Off the rear retail area
15'5" x 5'8" (4.74m x 1.77m)

Services

We understand that the property has mains water, electricity and drainage available

Lease

We understand that the property will be available by the way of a new lease on FR & I terms.

Rent

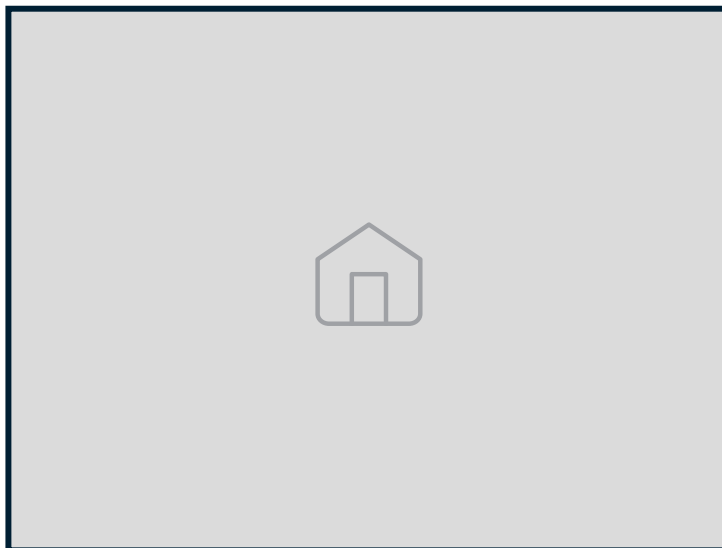
£8,000 per annum exclusive with a two month rent free period.

Vat

We are informed that Vat will not be charged on top of the rent.

Business Rates

According to the Valuation Office Agency (VOA) website the rating assessment for the 2017 list is Shop and Premises with a rateable Value of £7,612



Legal Costs

The tenant will be responsible for the landlord's own legal costs for documenting the transaction.

Viewing Arrangements

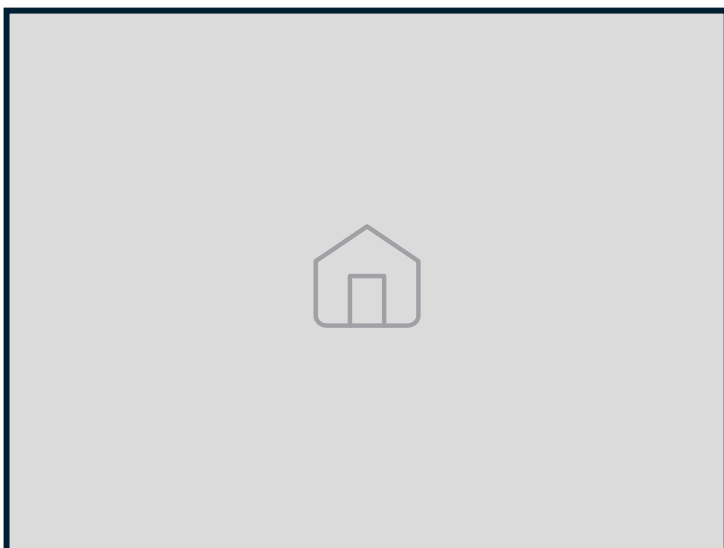
Strictly via our Louth office.

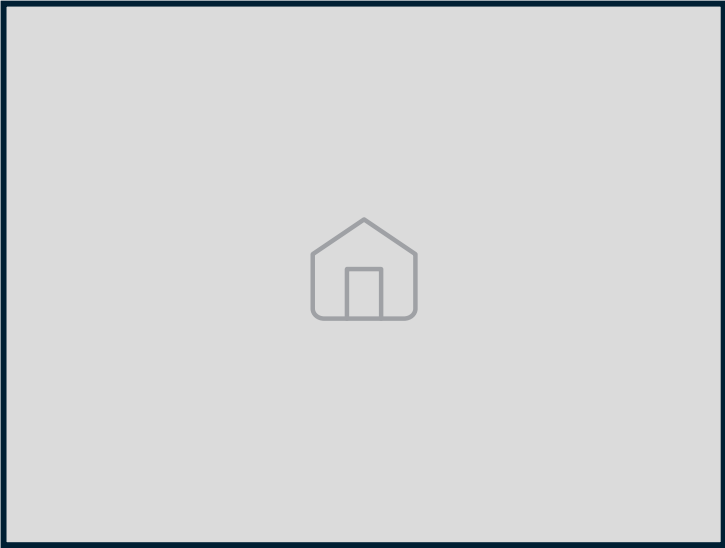
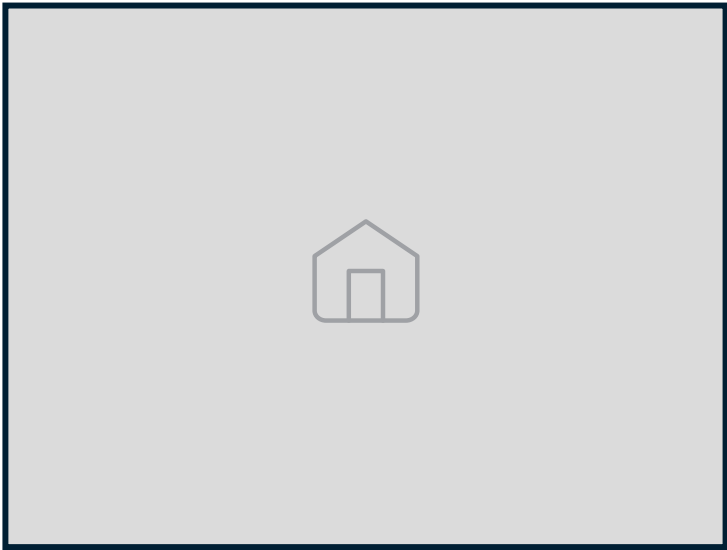
Opening Times

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

Directions

Agents Note







FLOORPLAN

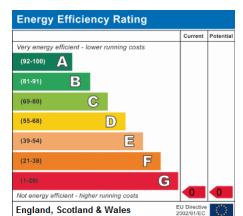
John Taylors

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.