

100 Eastgate,
Louth, LN11 9AA

TO LET

Ground floor retail unit

Approximately 58.0 sq m (654
sq ft) overall

Town centre location

Comprising open plan retail
area with kitchen/store and WC

Nearby occupiers include
Boots, Heron Foods,
Cooplands, Superdrug and
Subway

Guide Rent £9,950 p.a

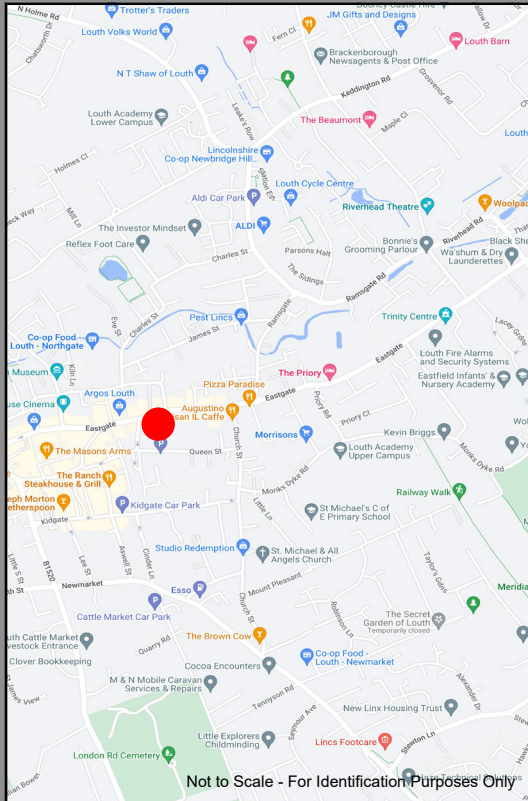
Scotts
01472 267000



**Rent Free Period
Available**

100 Eastgate,
Louth, LN11 9AA

TO LET



Not to Scale - For Identification Purposes Only

Scotts
01472 267000
www.scotts-property.co.uk

LOCATION

Louth is a popular and affluent market town serving a large rural area within the East Lindsey district, known locally as the 'Capital of the Wolds.' The town has a population of approximately 16,500 (Source: Census 2011) and retains a considerable number of historic buildings, many dating back to the 17th Century, including St James Church, Louth Priory, Louth Grammar School and a variety of premises within the town centre.

DESCRIPTION

The property comprises a ground floor retail unit located on the southern side of Eastgate which accompanied by Mercer Row and Market Place and the western end of Eastgate, forms the prime retail pitch within Louth town centre.

Internally, the property comprises an open-plan retailing area with kitchen/store room and WC on the ground floor with the configuration being well suited for a variety of retail uses.

ACCOMMODATION

Ground Retail	50.8 sq m	(546 sq ft)
Ground Ancillary	7.2 sq m	(78 sq ft)

DISPOSAL/LEASE TERMS

The premises are offered To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £9,950 per annum.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £8,500 (Source VOA website), although the premises will require reassessment should a change of use take place. The new occupier may be eligible for Small Business Rates Relief but should make contact with North East Lincolnshire Council for confirmation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: To be confirmed.

FURTHER INFORMATION AND TO VIEW

Contact Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316 or Lawrence Brown lawrence@scotts-property.co.uk 07710 312712

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN CS.7007

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

