

56 Uppate,
Louth, LN11 9JN

TO LET

Prominent ground floor
retail premises

Attractive period frontage
with display window

Retail sales area with rear store,
kitchenette & WC

40.9 sq m (440 sq ft)

Town centre location close to
Market Place

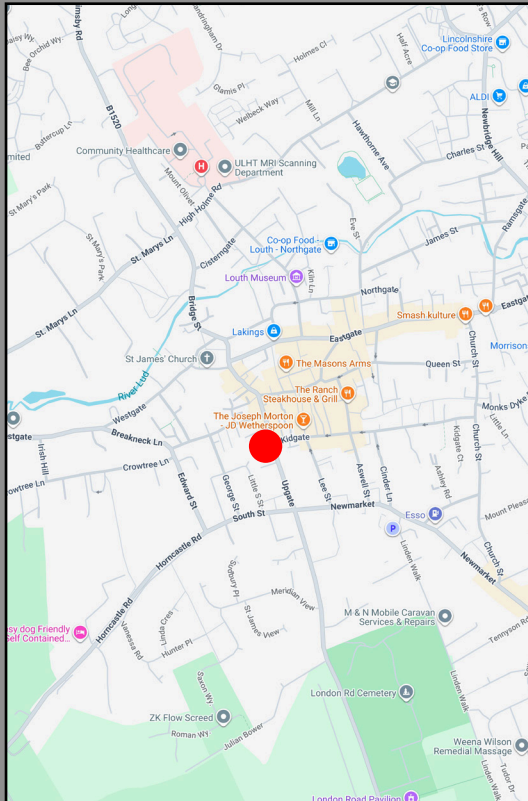
Guide Rent £5,200 p.a

Scotts
01472 267000



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LOCATION

Louth is an attractive and affluent market town serving a wide rural catchment area within the East Lindsey district and is widely regarded as the 'Capital of the Wolds'. The town has a population of approximately 16,500 (Source: Census 2011) and boasts a wealth of historic architecture, with many buildings dating back to the 17th Century. The town is situated approximately 15 miles south of Grimsby and 25 miles north-east of Lincoln. It benefits from excellent road connections via the A16, providing direct access north to Grimsby and south towards Boston and Peterborough.

The property occupies a prominent roadside position on Upgate, one of the principal routes into Louth town centre, approximately 150 metres from the Market Place. The location benefits from good levels of passing vehicular and pedestrian traffic and is surrounded by a mixture of independent retailers, professional services, restaurants and public houses. Nearby occupiers include St Mary's Roman Catholic Church and Louth Physiotherapy Clinic.

DESCRIPTION

The premises comprise an attractive ground floor retail unit with a traditional glazed shop frontage providing excellent display opportunities. Internally, the accommodation provides a retail sales area to the front together with a rear storage area incorporating a kitchenette and WC facilities. The existing layout has been formed using stud partitioning and can be readily reconfigured to suit an occupier's requirements, including the creation of a larger open-plan retail area if desired.

LEASE TERMS

The premises are available To Let on a new full repairing and insuring lease for a term to be agreed, at a guide rent of £5,200 per annum.

ACCOMMODATION

Retail Area	23.1 sq m	249 sq ft
Rear Store / Kitchenette	17.8 sq m	192 sq ft
Total	40.9 sq m	440 sq ft

BUSINESS RATES

The tenant will be responsible for the payment of Business Rates. The property is currently assessed within the Rating List as "Shop and Premises" with a Rateable Value of £5,000 (Source: VOA). Interested parties should make their own enquiries with the Local Authority regarding the rates payable and any available reliefs. Reassessment may be required should the use of the premises change.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will also be responsible for any Stamp Duty Land Tax payable.

EPC RATING: C (55)

FURTHER INFORMATION AND TO VIEW

Contact Jordan Clarke jordan@scotts-property.co.uk 07525 813963 or Lawrence Brown lawrence@scotts-property.co.uk 07710 312712

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