

# PROMINENT SHOP TO LET



## 58 EASTGATE, LOUTH, LN11 9PG

### LOCATION

The market town of Louth has a population of circa 17,000 persons and is famous for its thrice weekly market and cattle market. The town provides essential services for the large surrounding rural community.

### SITUATION

The property is prominently located close to the prime pitch of Market Place adjacent to Age UK and the Lincolnshire Co-op Pharmacy and close to other multiple retailers including WH Smith, M&Co and Edinburgh Woollen Mill.

### DESCRIPTION

The property has large display windows and provides ground floor sales, storage and staff accommodation.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	5.10m	16'9"
Internal Width	4.60m	15'1"
Shop Depth	16.20m	65'0"
GF Sales/Ancillary	91.00 sq.m	980 sq.ft

### LEASE TERMS

The property is available on a new full repairing and insuring lease for a term of years to be negotiated.

Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

### RENTAL

Offers in the region of **£19,750 per annum exclusive**.

### RATES

We understand the property is assessed as follows:-

Rateable Value    £16,500  
Rates Payable     £ 8,250 (approx).

As at June 2020, we understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

### ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (75). A copy of the EPC is available on request.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

### VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

### FURTHER INFORMATION/VIEWING

#### Brackenridge Hanson Tate

Att: Robin Hanson  
T: 0113 244 9020  
E: robin@bht.uk.com

#### Turner Evans Stevens

Att: Ben Stevens  
T: 01507 602264  
E: ben.stevens@tes-property.co.uk

Subject to Contract  
July 2020



#### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.