

FIRST FLOOR, LOUTH TELEPHONE EXCHANGE, CHEQUERGATE, LOUTH

OFFICE TO LET 1,212 SQ M (13,047 SQ FT)



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LOCATION

Louth is a popular market town with a resident population of approximately 21,000 but serves a much larger surrounding catchment area.

The property is situated on the north side of Chequergate and benefits from ease of access to the A16 and is within walking distance to the town centre which provides most amenities.

DESCRIPTION

The property comprises of a modern first floor self-contained office suite.

The accommodation is predominantly open plan, however there are several partitioned offices, although the accommodation could be further divided by any subsequent occupier, if required. The accommodation benefits from fitted fluorescent strip lighting, gas central heating to radiators, certain window blinds and security grilles to windows together with ladies and gents WC facilities. In addition car parking is available to the front elevation.

The accommodation offers substantial versatile office accommodation which may also be suitable for a variety of other commercial uses, subject to obtaining any necessary planning consents.

SUMMARY

- Self-contained office accommodation with car parking.
- Modern first floor office suite of 1,212 sq m (13,047 sq ft) approx.
- Good specification including fitted lighting, heating and car parking.
- Popular town centre location also benefitting from good access to the A16.
- Available on new lease for immediate occupation.

ACCOMMODATION

The property provides the following approximate accommodation and has been measured on a net internal areas basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
GROUND FLOOR		
Entrance	-	-
FIRST FLOOR		
Office Accommodation	1,221.6	13,047
WC's	-	-

TERMS

The accommodation is available To let upon the following terms and conditions; subject to formal lease.

RENT

£39,000 per annum exclusive of rates, VAT and all other outgoings. The rent will be payable quarterly in advance by bankers order.

LEASE TERM

By negotiation.

REPAIRS AND INSURANCE

The Tenant will be responsible for all internal repairs and decorations to the demised premises together with the reimbursement of the property insurance applicable thereto.

SERVICE CHARGE

The tenant will be responsible to contribute to the service charge levied in respect of the future repair, maintenance and upkeep of the common parts of the property and any subsequent management thereof.

BUSINESS RATES

The Tenant will be responsible for the payment of business rates. Verbal enquiries with the Local Authority reveal that the property currently attracts a 2017 rateable value of £32,000 and is subject to the current Uniform Business Rate in the pound. It is possible that an occupier may qualify for exemption to the payment of business rates under the Small Business Rate Relief Scheme. Further details are available from the sole agents or the Local Authority.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal.

EPC

To be confirmed.

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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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