

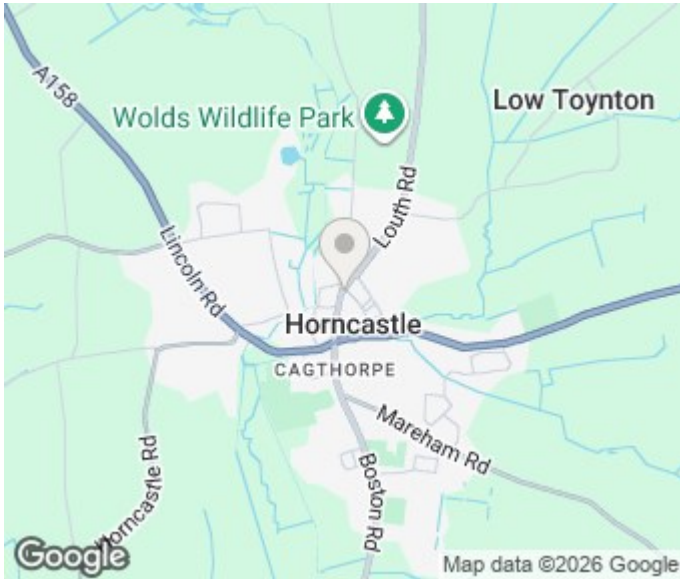


ROOMS 13-15 HORNCastle WAR MEMORIAL CENTRE HORNCastle, LN9 5DX


£5,500 (FROM) PER

Suite of ground floor rooms, situated off the main reception area within this landmark building. Suitable for a variety of health-related consulting or community uses in accordance with the charitable aims of this successful centre. Currently configured to provide a reception office and two further consulting rooms. The latter each have the benefit of a wash hand basin. Includes heating, one on-site parking space and shared kitchenette and W.C's N.I.F.A. approx. 317 sq.ft. (29.45 sqm) Rent: £5,500 p.a. inclusive of utility costs, plus service charge

BELL



EPC Rating: **Council Tax Band: Exempt**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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