

FOR SALE – Freehold Town Centre Retail Investment

15 High Street, Horncastle, Lincolnshire, LN9 5HP

BELL

PRIME GROUND FLOOR RETAIL INVESTMENT SITUATED IN A PRIME TRADING POSITION IN THE HEART OF THE TOWN CENTRE

- ATTRACTIVE PERIOD PREMISES WITH A STRIKING DOUBLE FONTAGE WITHIN AN HISTORIC GRADE II LISTED BUILDING
- LET TO AN ESTABLISHED BUSINESS UNTIL 2028

PRICE: £145,000

LOCATION

Horncastle is a mid-Lincolnshire Georgian market town situated on the southern edge of the Lincolnshire Wolds at the crossroads of the A158 and A153, approximately 21 miles east of Lincoln. The town has a population of approximately 7,000 and offers a good variety of shops, schools and services and serves a wide rural catchment area.

The subject property occupies a prime trading position in the town centre, fronting the High Street, on its southern side. Nearby and adjacent properties include a range of national, regional and local retailers. The property is within the town's Conservation Area and is shown for identification purposes on the plan below.

GENERAL DESCRIPTION

Ground floor retail premises, with striking unique frontage within the town, having a pillared recessed central doorway flanked by deep-set bay display windows. The accommodation is currently configured to provide sales, with W.C. and kitchenette.

The upper floors are currently a single apartment arranged over 3 floors and are held on a separate long leasehold interest.



LOCATION PLAN - FOR IDENTIFICATION PURPOSES ONLY

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Accommodation:-

- **Sales**
  Frontage approx. 22'
  Depth approx. 29'2
  Net Internal Sale approx. 621sq.ft (57.69 sqm)
- **Kitchenette**
- **W.C.**
- **Cellar**

SERVICES

Mains electricity, water and drainage are connected.

TERMS

The property is offered freehold, subject to the current tenancy of the ground floor. This is let on an internal Repairing lease to a local trader, established in 2022, for a term of years ending in October 2028. The rent passing is £12,000 p.a.x. The upper floors are subject to a long leasehold of 999 years from 2004.

VIEWING

Strictly by appointment through the Agent:

Colin Low
Old Bank Chambers, Horncastle, LN9 5HY.
T. 01507 522222
E. colinlow@robert-bell.org

These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form any part of a Contract. Applicants are advised to make appointments to view but the Agent cannot hold themselves responsible for any expenses incurred in inspecting the properties which may have been sold, let or withdrawn.

THESE PARTICULARS WERE PREPARED NOVEMBER 2026