

TO LET



Storage Premises

The Grange, High Toynton, Horncastle, LN9 6NP

BELL

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 property is situated directly off the main A158 Lincoln to Skegness Road, approximately 2 miles east of the town.

GENERAL DESCRIPTION

A former grain store that is now surplus to requirements. A detached steel portal framed building under a pitched profile asbestos cement fibre roof, clad with metal grain walling and sheeting above. There are two double sliding doors and a concrete floor.

There is shared vehicular access to the premises from Spilsby Road and outside the building a concrete or stoned apron.

SIZE

The predominantly clear-span storage space is approximately 18m x 18m = 331 sqm (3565 sq ft). Currently a central drying duct is in place.

USE

The building is suited to agricultural or other storage and commercial uses subject to planning. Potential tenants are to put forward their proposed use.

SERVICES

The site is connected to mains water and electric, so these could be available subject to negotiation.

OUTGOINGS

All outgoing will be the responsibility of the occupier.

PLANNING

The site is in the East Lindsey District and interested parties should make their own enquiries with the district council to ensure that the proposed use is acceptable to the local planning authority.

LEASE TERMS

The property is available by way of a Farm Business Tenancy or depending on use, a Commercial Lease (contracted out of the security of tenure provisions of the Landlord and Tenant 1954 Act).

To be let for up to three years with the landlord responsible for insurance and structural repairs. The tenant will be responsible for maintenance, security, and repairing any damage caused. Tenants could make improvements including toilet and welfare provision subject to consent.

RENTAL TERMS

Rent to be paid quarterly in advance. Potential tenants to put forward a rental proposal and proposed use.

EPC

Not applicable.

VAT

No VAT is chargeable on the rent.

TENANCY COSTS

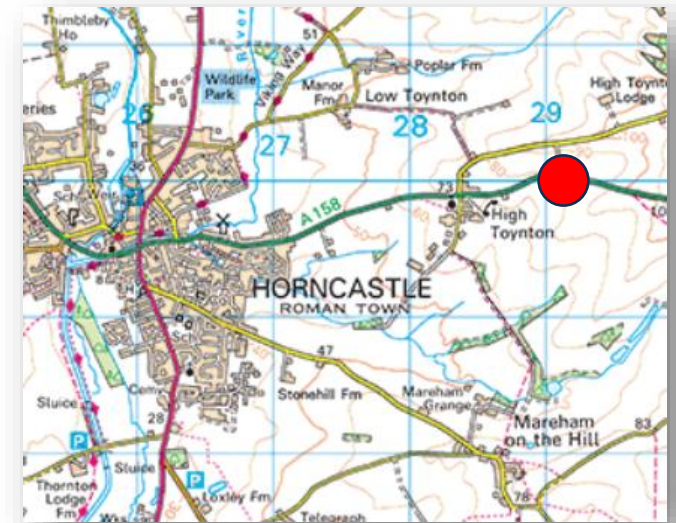
The tenant will pay half the cost to draw up the tenancy agreement.

VIEWING AND FURTHER INFORMATION

Robert Bell & Company, Horncastle
F.A.O. Agricultural Team
Tel: 01507 522222 option 4
Email: landagency@robert-bell.org

Viewing is by appointment only. Please contact the agent to arrange this. Parties viewing should note they are responsible for their own safety and accordingly view at their own risk.

These particulars were prepared in November 2025.



DISCLAIMER

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