



FOR SALE

25 North Street, Horncastle, Lincolnshire, LN9 5DX

BELL

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LOCATION PLAN - FOR IDENTIFICATION PURPOSES ONLY

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- FREEHOLD MIXED TOWN CENTRE RETAIL/RESIDENTIAL PROPERTY OF POTENTIAL INTEREST TO BOTH INVESTORS AND OWNER OCCUPIERS
- CURRENTLY PART INCOME PRODUCING
- A SUBSTANTIAL THREE-STOREY BUILDING PROVIDING GROUND FLOOR RETAIL PREMISES, WITH LIVING ACCOMODATION ON TWO FLOORS OVER
- SITUATED WITHIN A TERRACE OF GROUND FLOOR SHOP PREMISES, ON THE NORTHERN EDGE OF THE TOWN CENTRE
- SALES AREA APPROX. 410 SQ.FT. (38.09 SQ.M)
- THE PROPERTY WOULD BENEFIT FROM SOME LIGHT IMPROVEMNTS OFFERING ENHANCED POTENTIAL

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 property fronts North Street, within the Conservation Area, on its western side, with close proximity to the busy junction of North Street and Conging Street, the latter serving the town's major car parks and supermarkets. North Street forms the main A153 running through the town.

GENERAL DESCRIPTION

A Georgian mid-terraced substantial three-storey property, built in brick under pitched concrete tile clad roofs. The accommodation is currently arranged to provide ground floor retail, with ancillary store and W.C., with 2/3 bedroom living accommodation on the upper floors, all served by an enclosed rear yard, with pedestrian access.

The frontage has a bay display window and single entrance lobby, shared between the flat and shop, with a doorway and staircase then separating the accommodation.

The shop is currently tenanted and the living accommodation vacant; the latter would benefit from some improvement in the provision of formal heating.

ACCOMMODATION

Ground Floor

- Front Entrance Lobby
- Front Sales (*approx. 13'11 frontage x 15'10*)
- Rear Sales (*approx. 13'5 x 11'7 main area*)
- Side Sales (*approx. 2'11 x 11'10*)
- Rear Store (*approx. 9'5 x 11'8 max*)
- W.C.

First Floor

- Landing with under-stairs cupboard off.
- Sitting Room (*approx. 18' x 15'9*)
with tiled fire surround and hearth with gas fire; Georgian pane sash window to the east; shelved wall cupboard and part dado rail.
- Bed 1/Study (*approx. 10'10 x 5'3*)
with high level glazed panel to the kitchen behind giving borrowed light.
- Kitchen (*approx. 12'2 x 12'7 main area*)
split level, enjoying a westerly rear aspect with large skylight over giving good natural light; pine panelled ceiling with recessed lighting; stainless steel single drainer sink unit, with range of base units and worksurface; airing cupboard off; access to
- Shower Room with W.C., wash hand basin and shower cubicle with Tritan shower

Second Floor

- Landing
- Front Bed (*approx. 18' x 16'1 max*) easterly aspect to North Street
- Rear Bed (*approx. 10'6 x 8'7*) westerly aspect to the Rear



Rear of property – for identification purposes only

Outside

To the rear is an enclosed walled yard, with concrete surface, the pedestrian access by right of way to a gated entrance from Conging Street. The yard is currently sub-divided by a wooden panel fence, allowing an area each for the shop and flat.

DISCLAIMER

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SERVICES

All mains services of gas, electricity, water and drainage are connected. There is a gas fire and single wall mounted gas heater in the flat. The shop and flat are separately metered for electricity and gas.

TERMS & TENURE

The ground floor is currently let on a longstanding verbal tenancy, on internal repairing terms; the current rent is £3,900 p/a exclusive of outgoing. The upper floors are currently vacant. The property is offered for sale as a whole, subject to the existing tenancy.

VIEWING

Strictly by appointment through the Agents' Horncastle office. Contact the Agent, Colin Low

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PRICE: Offers in the Region of **£100,000**

Website: <http://www.robert-bell.org>

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