



FOR SALE

Ropewalk, Louth Road, Horncastle, Lincolnshire, LN9 5ED

BELL

ROPEWALK, HORNCastle

WITH RESIDENTIAL RE-DEVELOPMENT POTENTIAL



- LIGHT INDUSTRIAL / WAREHOUSING PREMISES ALSO WITH RE-DEVELOPMENT POTENTIAL
- GOOD QUALITY SINGLE STOREY DETACHED PURPOSE BUILT LIGHT INDUSTRIAL PREMISES, WITHIN A RING FENCE, ON THE NORTHERN EDGE OF THE TOWN CENTRE
- OFFICES; STORES; CLEAR SPAN WORKSPACE AND ANCILLARY EXTENDING TO Approx. 5,669 sq ft (526.68 sq m) G.I.F.A.
- ON SITE PARKING AND LOADING, EXTENSIVE GROUNDS AND GOOD ACCESS TO THE A153
- PAST OUTLINE CONSENT FOR RESIDENTIAL RE-DEVELOPMENT



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 is situated off Ropewalk, on the northern edge of the town centre, on the western side of the A153 Louth Road and is shown for identification purposes on the attached plan.

ACCOMMODATION

The ground floor has a GIFA of approx. 5,669 sq.ft (526.65 sq.m.), with mezzanine storage over extending to approx. 1,926 sq.ft. (178.93 sq.m.).

The main clear span workspace extends to approx. 3,706 sq.ft. (344.29 sq.m.). The accommodation is currently configured to provide:

- Entrance Foyer • Reception Office • 2 Further Offices • Inner Office/Store • Store • Staff Room • Ladies & Gents W.C.'s
- Office • Workshop • Mezzanine Storage

The main workspace is currently sub divided by stud partition walls.

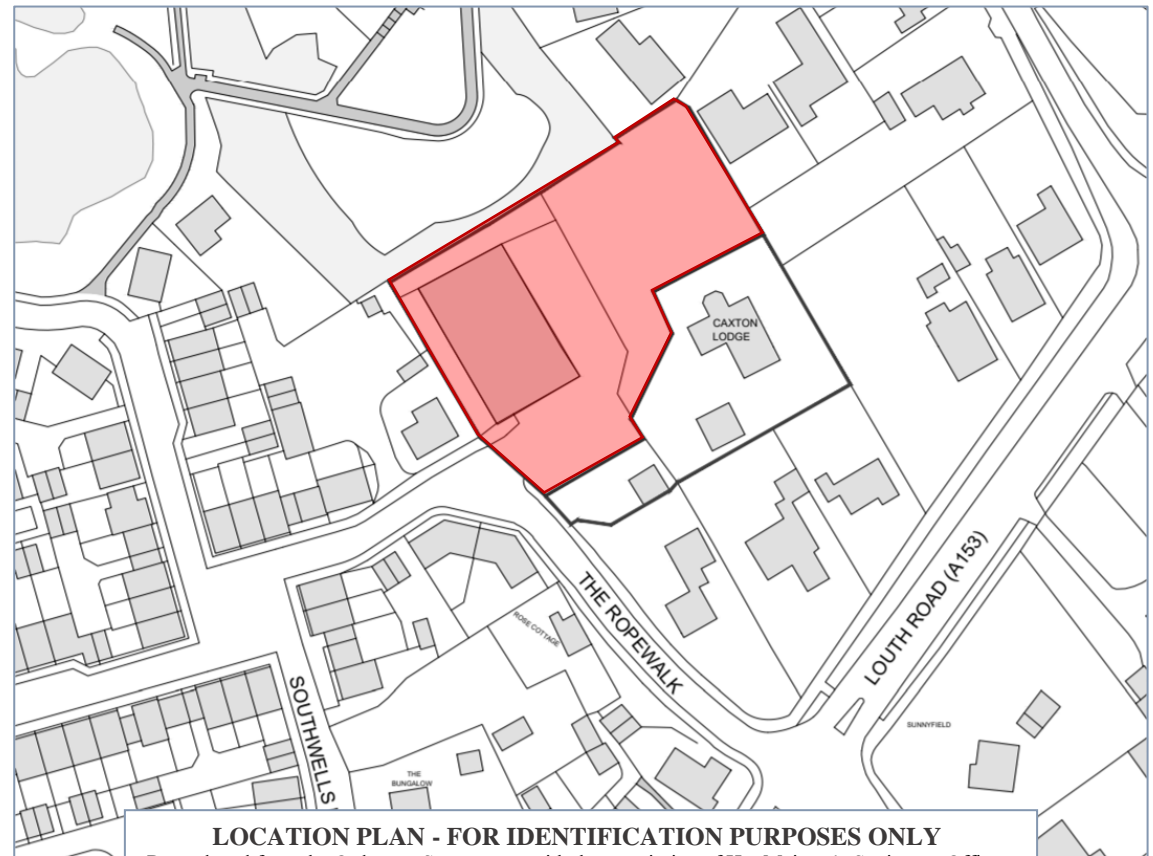
GENERAL DESCRIPTION

A good quality purpose built detached single storey light industrial unit, providing clear span workspace to the rear, with ancillary offices, stores and mezzanine storage.

The property was built in 1992, of steel portal frame construction, with part brick and block infill walls, and profile plastic coated sheeting to the upper elevations and roof. There are uPVC double glazed windows and doors to the frontage and electronically controlled roller shutter loading door in the northern elevation.

The building is served by tarmac'd parking and loading area, with space for approx. 14 vehicles. The site extends to approx. 0.72 acre (0.29 ha) and is enclosed by a mixture of brick and railed walls and fencing, with gated access from Ropewalk. To the north is an elevated grassed area, which may provide further storage/expansion space, subject to all necessary consents.

The site was granted outline planning consent for the erection of 6 dwellings by East Lindsey District Council on the 14th December 2017 under Ref: S/086/01878/17



LOCATION PLAN - FOR IDENTIFICATION PURPOSES ONLY

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SERVICES

Mains 3-phase electricity, water and drainage are connected. There is propane gas fired space heating to the workshop and wall mounted electric heaters and air conditioning to the offices.

TERMS & TENURE

The property is available for sale freehold with full vacant possession upon completion.

PRICE

£600,000 + VAT

VAT is chargeable on the sale price at the prevailing rate.

VIEWING

Strictly by appointment through our Horncastle office.

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