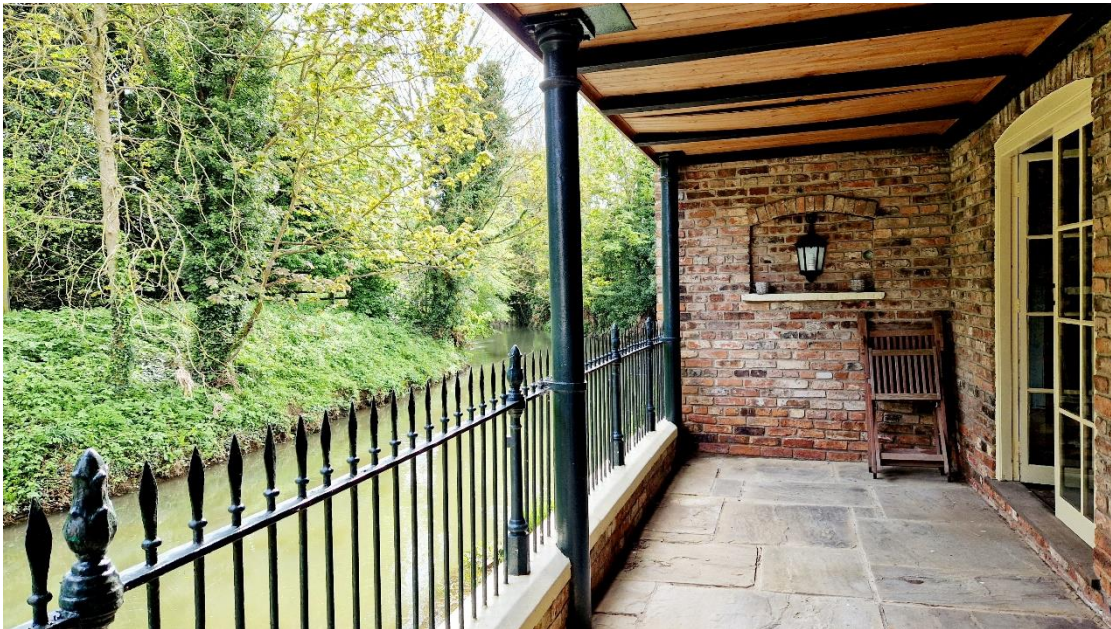




TO LET – Restaurant – Business Premises

5 West Street, Horncastle, Lincolnshire, LN9 5JE

BELL



5 West Street Horncastle

- LONG ESTABLISHED POPULAR RESTAURANT PREMISES SITUATED IN AN ATTRACTIVE RIVERSIDE LOCATION WITH SCOPE FOR ALTERNATIVE USE (FORMERLY SHAKESBY'S)
- GROUND FLOOR DINING ROOM / BUSINESS SPACE, KITCHEN & W.C.'s
- LIVING ACCOMMODATION OVER – POTENTIALLY AVAILABLE
- GROUND FLOOR ACCOMMODATION EXTENDING TO Approx. 1,356 sq ft (125.97 sq m)

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 located on the southern side of West Street, within the Conservation Area, on the western edge of the town centre, within a terrace of retail property. West Street forms one of the main approach roads to the town centre, housing some of the finest Georgian and Victorian buildings in the town and has recently become increasingly busier as a business location.



GENERAL DESCRIPTION

Attractive purpose-built ground floor restaurant/business premises built c. 1990 and have been permanently occupied as a restaurant since then. The last business trading for c. 19 years.

The premises enjoy traditional features, such as stone flagged floors, exposed brickwork walls, riverside balcony and bar servery area, with further kitchen room and W.C.'s at first floor.

To the rear, the property enjoys a southerly aspect over the River Bain via a balcony.

The premises clearly lend themselves to continued restaurant use, but with clear span open floor space, may offer alternative uses. There is separate living accommodation on the first floor, which may be available by separate negotiation.

ACCOMMODATION

Ground Floor

- Dining Area/Business Space approx. 1,001 sq ft (92.99 sq m)
- Kitchen Room approx. 355 sq ft (33 sq m)

Shared rear lobby – loading area – shared courtyard

First Floor

- Ladies & Gents W.C.'s



LOCATION PLAN - FOR IDENTIFICATION PURPOSES ONLY

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TERMS

The property is available to let by way of a new internal repairing lease, for a term to be agreed.

SERVICES

All mains services of gas, electricity, water and drainage are connected. There is gas fired central heating.

RENT

£10,000 p.a. exclusive of all outgoings

VIEWING

Strictly by appointment through our Horncastle office.

Agent: Colin Low

Old Bank Chambers, Horncastle, LN9 5HY.

T. 01507 522222 Email: colinlow@robert-bell.org

Website: www.robert-bell.org

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Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

