



TO LET

6 High Street, Horncastle, Lincolnshire, LN9 5HU

BELL

LOCATION

Horncastle is a mid-Lincolnshire 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 in the region of 7,000 and offers a good variety of shops, schools and services and wide rural catchment area.

The subject property is situated on the north side of the High Street within the Conservation Area, with immediate proximity to other retailers including Lincolnshire Co-operative, directly opposite.

GENERAL DESCRIPTION

Purpose built mid-terraced ground floor retail premises, occupying a prime trading position, fronting High Street in the town centre. The accommodation comprises ground floor sales with full height display and shared entrance lobby.

To the rear is a shared lobby/kitchenette and designated W.C. The sales area has the benefit of recessed spot lighting in the ceiling, lattice racking to the walls and a sales counter.

Sales Area

Frontage approx. 7'10 widening to 10'9
Depth approx. 37'3

Shared Rear Lobby W.C.

TENURE

Available by way of a new, effectively Full Repairing and Insuring lease for a term to be agreed.

SERVICES

Mains water, electricity and drainage are connected.

The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

RENT

£5,000 p.a.x.

VIEWING

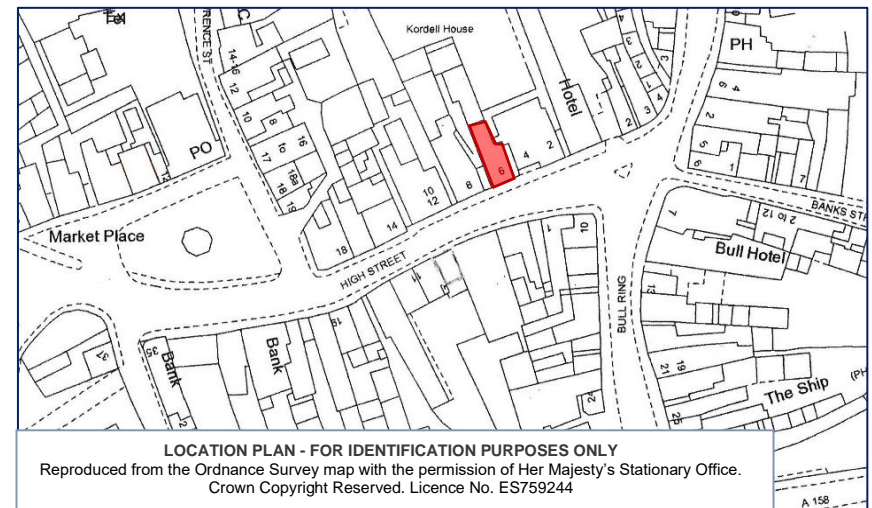
By arrangement with the agent's Horncastle Office,
Old Bank Chambers, Horncastle. LN9 5HY.
Email: colinlow@robert-bell.org

Tel: 01507 522222
Website: www.robert-bell.org

6 High Street, Horncastle, LN9 5HU

TO LET

- PURPOSE BUILT MID-TERRACED GROUND FLOOR RETAIL PREMISES
- OCCUPYING A PRIME TRADING POSITION, FRONTING THE HIGH STREET
- GROUND FLOOR SALES AREA OF APPROX. 372 SQ.FT. (34.56 SQ.M.) WITH FULL HEIGHT DISPLAY FRONTAGE TO THE HIGH STREET
- W.C. AND SHARED KITCHENETTE
- AVAILABLE BY WAY OF A NEW LEASE, FOR A TERM TO BE AGREED



Particulars prepared October 2024



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

www.robert-bell.org

