



10 Bull Ring Horncastle LN9 5HU

£135,000

JOHN TAYLORS
EST. 1859

A historic Grade II listed mixed use property situated in a prime town centre position, offering retail accommodation to the ground floor with flat above, arranged over two floors. The ground floor comprises a well proportioned retail unit benefiting from prominent display frontage onto both the High Street and the Bull Ring, providing excellent visibility and strong pedestrian footfall. The upper floors provide a spacious flat arranged over two levels, offering flexible residential accommodation. The property also benefits from a small rear yard, brick built out buildings and useful pedestrian access to the Bull Ring. Offered with vacant possession, the property presents an ideal opportunity for investors seeking rental income or owner occupiers looking to combine business and residential use. EPC rating E.

Location

The property is situated in the historic market town of Horncastle, located on the southern edge of the Lincolnshire Wolds, an area of outstanding natural beauty. Horncastle is a charming and well regarded town known for its traditional character, independent shops, antique centres, cafés and weekly markets. The town offers a good range of amenities including supermarkets, primary and secondary schooling, healthcare facilities, and a variety of leisure options as well as being the location for East Lindsey District Council's main office. Horncastle is conveniently positioned approximately 21 miles east of the city of Lincoln and 23 miles north west of Boston, with access to the wider region via the A158 connecting to the coastal resort of Skegness. The property's prime High Street and Bull Ring position places it at the heart of the town's commercial centre, benefiting from excellent visibility and foot fall.



Rooms

Retail Sales Area

With radiator & three display windows fronting onto the Bull Ring and High Street. Width measurement extending to 13' 5" (4.13 m)
24'5" x 12'2" (7.48m x 3.73m)

Secondary Retail Area

With two display windows, radiator.
13'5" x 9'8" (4.14m x 2.99m)

Rear Storeroom

With radiator & staircase to living accommodation.
12'9" x 12'6" (3.94m x 3.85m)

Kitchen Diner

With gas fired central heating boiler, stainless steel sink with work surface and cupboard below, plumbing for washing machine and door opening to rear yard. 9'3" x 7'6" (2.85m x 2.32m)

Living Accommodation.

Which is arranged over the first and second floor.

Lounge

With radiator, dado rail and panelling below, sash window. Maximum measurements. 14'3" x 13'6" (4.36m x 4.15m)

Kitchen

With fitted wall and base cupboards, space for electric cooker, work surfaces, PVC sink, sash window, radiator and dado rail.
14' x 13'7" (4.29m x 4.19m)

Bathroom

With roll top bath, close couple toilet, wash basin, radiator, part panelled walls, chrome heated towel rail and tiled flooring. Maximum depth measurement.
12' x 8'5" (3.66m x 2.61m)



Stairs To First Floor Landing

With built in cupboard & access to roof space.

Bedroom 1

With radiator and sash window. Maximum depth measurement.
9'8" x 9'2" (3m x 2.83m)

Bedroom 2

With radiator and sash window. 9'8" x 9'3" (3m x 2.86m)

Bedroom 3

With radiator and sash window. 14'4" x 8'5" (4.4m x 2.62m)

Outside

Small rear yard with toilet and a two storey brick store which provides access to a passageway which leads out to the Bull Ring.

Services

The property is understood to have mains water, electricity, gas and drainage. Gas fired central heating.

Tenure

The property is understood to be freehold and is offered for sale with vacant possession. We understand that the neighbouring property has a flying freehold over part of the retail area that fronts onto the Bull Ring.

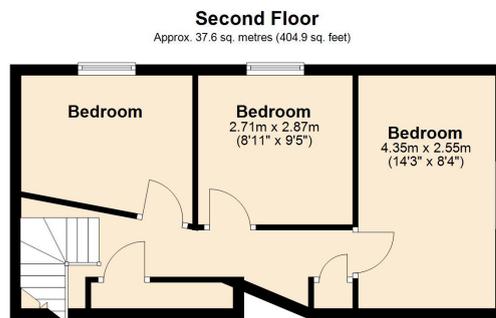
Business Rates & Council Tax

According to the government online portal, the property has a rateable value of £5,700 from 1st April 2026 and the living accommodation is currently in Council Tax Band A .

VAT

The seller informs as that there is no VAT applicable to the purchase price.





Total area: approx. 181.0 sq. metres (1948.1 sq. feet)
10 Bull Ring

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

