

FOR SALE – FREEHOLD GROUND FLOOR RETAIL PREMISES

7 North Street, Horncastle, Lincolnshire, LN9 5EB

BELL

FOR SALE

HORNCASTLE TOWN CENTRE

- GROUND FLOOR RETAIL PREMISES WITH PROMINENT BAY DISPLAY FRONTAGE, SITUATED IN THE MIDST OF A BUSY RETAIL PARADE
- NET INTERNAL SALES AREA APPROX. 269 sq.ft. (24.99 sq.m.)
- ANCILLARY, KITCHENETTE & W.C.
- OF POTENTIAL INTEREST TO INVESTORS OR OWNER OCCUPIERS

PRICE: £60,000

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 premises fronts North Street, which is a busy secondary shopping area in the town and is formed by the main A153 to Louth. Situated on the western side of the street, the premises form part of a parade of retailers opposite the Admiral Rodney Hotel, approx. 50 yards from the junction of High Street, Bull Ring and North Street. The property is situated within the town Conservation Area.

GENERAL DESCRIPTION

Ground floor lock-up retail premises, with prominent bay display window frontage to North Street. The sales area is broadly rectangular and evenly proportioned, with the benefit of ancillary accommodation, kitchenette and W.C.

There is pedestrian access along the southern edge of the property via a passageway from North Street, below the first floor of the neighbouring property.

The upper floors comprise a single 3-story apartment which is included in the freehold sale and is occupied separately under a long leasehold interest.



SERVICES

All mains services of electricity, water and drainage are connected.

ACCOMODATION

Sales Frontage *approx. 15'5"*
Net depth *approx. 18'3"*
Area *approx. 269 sq.ft (24.99 sq.m)*

Ancillary / Kitchenette
approx. 108 sq.ft. (10.03 sq.m)

W.C.
Cellar

TERMS & TENURE

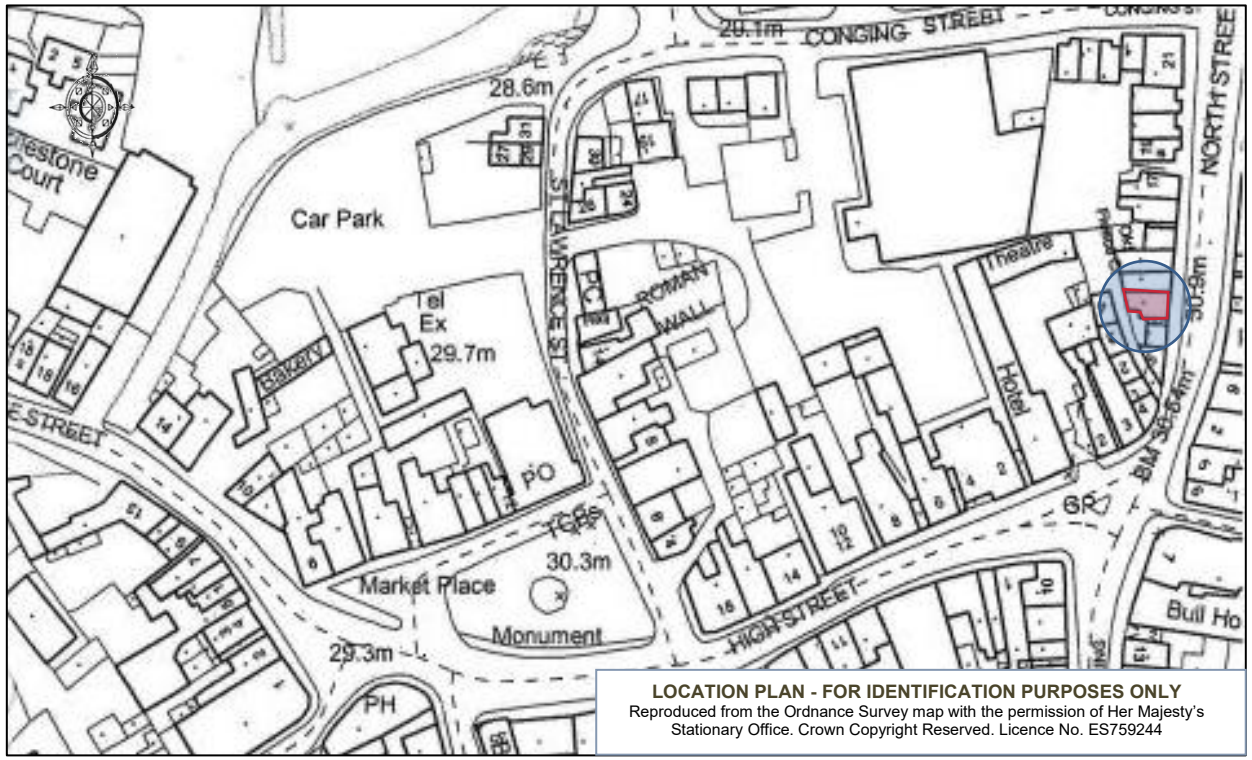
The property is offered for sale freehold with vacant possession of the ground floor retail premises.

The upper floors are held on a lease of 999 years from 31/01/92 at a peppercorn rent of £25 p.a. A copy of the lease is available from the agents.

VIEWING

Strictly by appointment through the Agent:

Colin Low
Old Bank Chambers, Horncastle, LN9 5HY.
T. 01507 522222
E. colinlow@robert-bell.org



LOCATION PLAN - FOR IDENTIFICATION PURPOSES ONLY
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THESE PARTICULARS WERE PREPARED NOVEMBER 2026

These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form any part of a Contract. Applicants are advised to make appointments to view but the Agent cannot hold themselves responsible for any expenses incurred in inspecting the properties which may have been sold, let or withdrawn.