

REFERENCE: 8082 – Freehold, Horncastle



Freehold Vacant Shop & Office Investment - Horncastle

ADDRESS: 25 High Street, Horncastle, Lincolnshire, LN9 5HP

- Ground floor was let to HSBC -2265 sq ft
- 1870 sq. ft. of offices on upper floors
- 4 Car parking spaces to the rear
- Prominent Town Centre Location.
- Opposite public car park

LOCATION

Horncastle is located on the A158 main road between Skegness, 22 miles to the east, and Lincoln 30 miles to the west.

SITUATION

The property, in the town centre, is situated on the south side of High Street close to the junction with Church Lane overlooking a public car park at Market Place. Occupiers close by include NatWest, Barclays, Co-Op Pharmacy, and Lloyds TSB.

DESCRIPTION

The property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with basement storage.

The self-contained first and second floors, accessed via High Street, provide office accommodation with kitchen and WC.

The property has 4 car parking spaces to the rear

ACCOMMODATION

No.	Tenant	Accommodation	Terms	Rent
No 25 Bank	Vacant	Gross Frontage: 40'0" Built Depth: 63'11" Basement: 312 Sq. Ft Total 2365 sq. ft.	HSBC vacated in June 2018 They were paying a rent of £19500 pa	
No 25 A Office	TJS Online Ltd	First Floor: 1095 Sq. Ft. Second Floor: 775 Sq. Ft.	6 years from 12.12.2009, IR & I. Reversion with tenant holding over .	£6375 p.a.

RENT: £6375 p.a.

TENURE: Freehold

VAT IS: Not Applicable

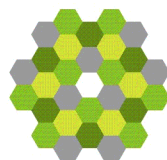
PRICE: Offers in excess of £ 200,000

Suttons as agents give notice that: 1 the particulars are set out as a general outline only for the guidance of purchasers, and do not constitute an offer or contract. 2 All descriptions, dimensions, reference to condition and necessary for use, and other details are given without responsibility, and intending purchasers must satisfy themselves by inspection or otherwise. 3 No person employed by Suttons has any authority to make or give any representation or warranty whatsoever in relation to the property.

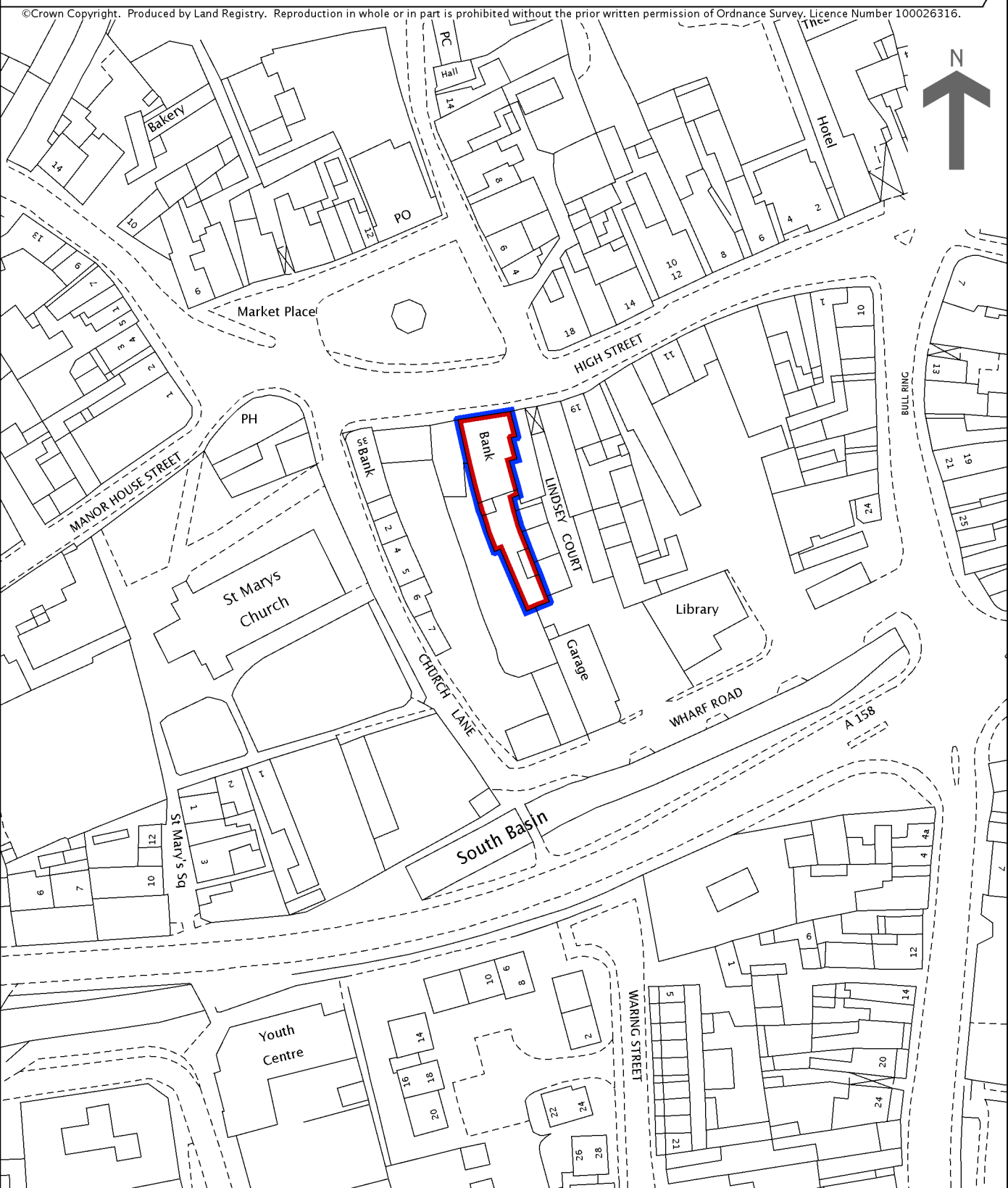
Land Registry

Current title plan

Title number **LL298180**
Ordnance Survey map reference **TF2569NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lincolnshire : East Lindsey**



©Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This is a copy of the title plan on 4 AUG 2016 at 17:40:14. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by Land Registry, Kingston upon Hull Office.

























