

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

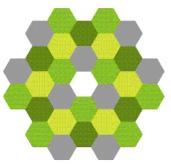
The property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with basement storage. The self-contained first and second floors, accessed via High Street, provide office accommodation with kitchen and WC. The property has 4 car parking spaces to the rear

ACCOMMODATION

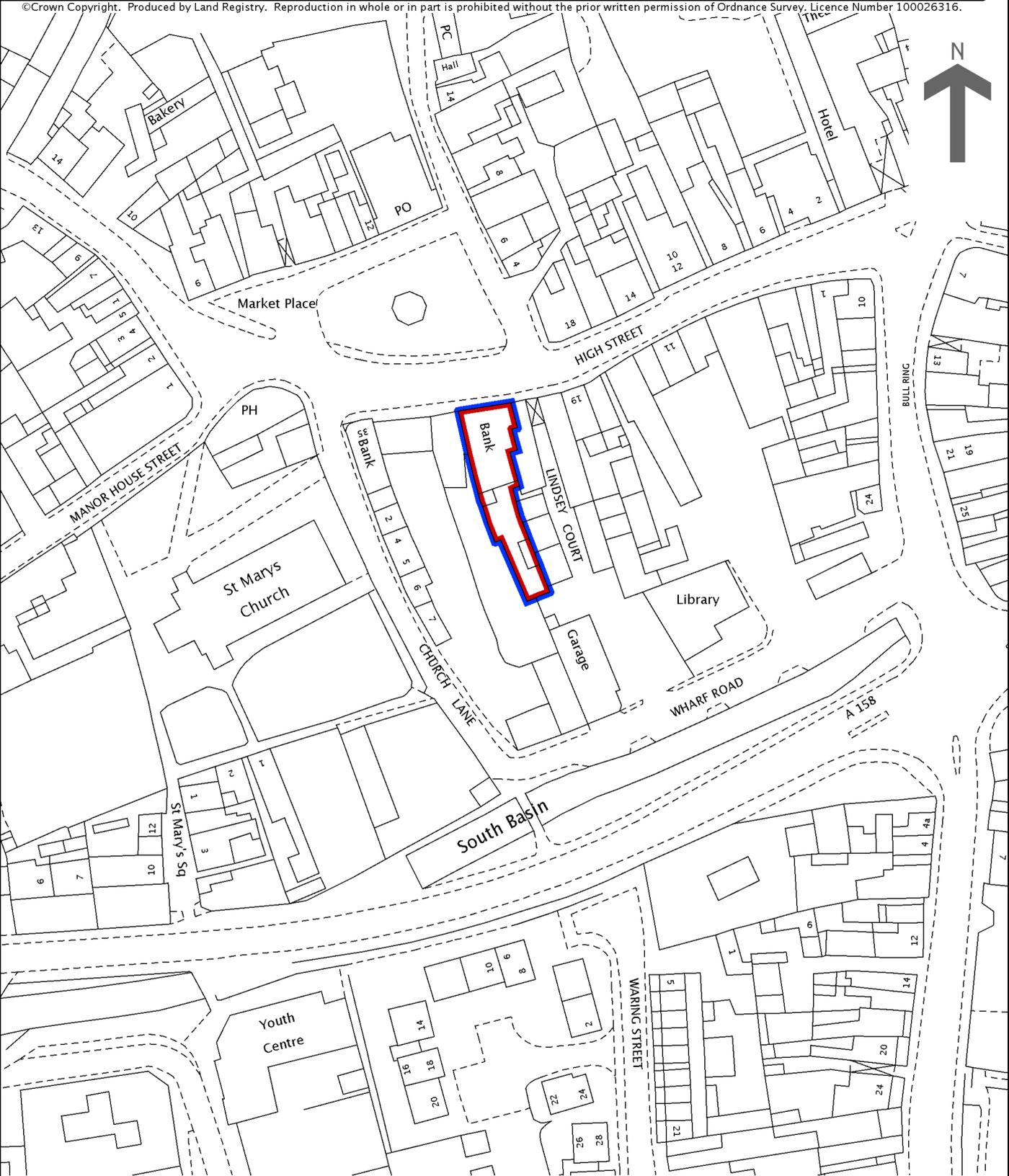
No.	Tenant	Accommodation	Terms	Rent
No 25 Bank	Vacant	Gross Frontage:40'0'' Built Depth: 63'11'' Basement: 312Sq. Ft Total 2365 sq. ft.	HSBC vacated in June 2018 They were paying a rent of £19500 pa	
No 25 A Office	TJS Online Ltd	First Floor: 1095 Sq. Ft. Second Floor: 775 Sq. Ft.	6 years from 12.12.2009,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

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