



8 High Street, Horncastle, Lincolnshire, LN9 5BL

Pygott & Crone

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- Freehold mixed use sale
- Substantial property
- Grade II Listed
- Frontage on to High Street
- Retail areas
- Office accommodation
- Potential development
- EPC – E
- Sold with vacant possession

£275,000

Pygott & Crone

36a Silver Street

Lincoln

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www.pygott-crone.com

DESCRIPTION - An opportunity to acquire a substantial Grade II Listed mixed use mid terraced building laid out over ground, first and second floor levels, situated within the heart of Horncastle. The property comprises further a sales area (frontage directly onto High Street) with office accommodation over the first and second floors, a single storey extension to the rear and a self-contained two storey office/workshop to the rear (backing on to the Co-op car park) whereby pedestrian access is provided off and into the single storey extension.

It is in the agent's opinion that the property may be suitable for alternative uses subject to the necessary consents being obtained by the local authority.

ACCOMMODATION

The accommodation comprises:

Description	Sq m	Sq ft
Ground Floor		
Sales Area	120.2	1,293
Office Area	48.6	523
Storage Areas	67.9	727
First Floor		
Office Areas	163	1,754
Storage Areas	21.1	227
Second Floor		
Storage Areas	17.6	189
Total	438.4	4,717

Externally there is a shared passage way leading off High Street which provides access to a side door leading to the upper floors.

SERVICES

Pygott and Crone have been made aware that mains water, electric, drainage and gas are connected to the property. The services or installations have not been serviced or tested.

LOCAL TAXATION

The property is rated in two elements as per the below:

8 High Street	£12,250
R/o 8 High Street	£6,200
Multiplier	0.479 (2017-2018)

TENURE

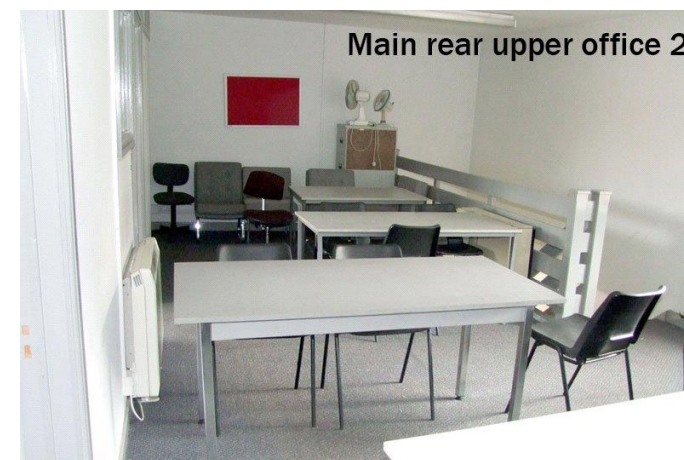
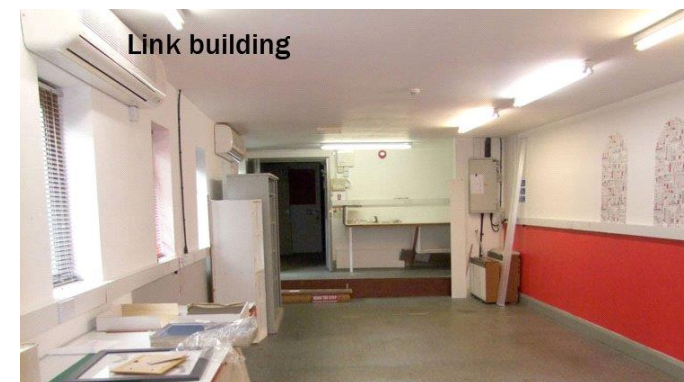
The freehold tenure is available for sale at £275,000 (two hundred and seventy five thousand pounds) as a whole.

LEGAL FEES

In the usual manner each party will be responsible for their own legal costs incurred within the transaction.

VAT

We understand that there will be no VAT chargeable on the sale price.



LOCAL AUTHORITY

East Lindsey District Council
Tedder Hall
Manby Park
Louth
Lincolnshire
LN11 8UP
Tel: 01507 601111

VIEWINGS

Viewing is strictly by appointment only. Please contact Jasper Caudwell at Pygott & Crone on:
Tel: 01205 359900
Mobile: 07795 358878
Email: jcaudwell@pygott-crone.com



Rear upstairs office



Front Part of Shop Interior 1



Front Part of Shop interior 2