



4-6 North Street, Horncastle, Lincoln, LN9 5DX

Pygott & Crone



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- Freehold mixed use sale
- Unique opportunity
- Retail to ground floor
- Residential to upper floors
- Workshop/storage to the rear
- Fitted out to a high standard
- Potential development opportunities
- EPC Rating – C (66)
- Sold with vacant possession

£375,000

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DESCRIPTION - Pygott and Crone are delighted to offer this substantial mixed use mid terraced building laid out over ground, first and second floor levels, fitted to a high standard throughout. The property comprises a large ground floor retail/sales area with ample storage facility by way of a rear single storey building; to the first floor, staff accommodation, an office area and a doorway leading in to the residential element. The residential element is over first and second floors with a beautifully decorated open plan, living area and two double bedrooms both with ensuites to the second floor.

ACCOMMODATION –

Commercial

Ground Floor - Retail
Sales Area 176.8 sqm / 1,902 sqft
Storage 124.7 sqm / 1,341 sqft

An internal staircase leading off the sales area leads to

First floor

Staff room 9 sqm / 97 sqft
Office Area 19 sqm / 204 sqft

A lobby leading off the office area provides access by way of loft ladder to the attic space which in total measures approximately 60 sqm / 646 sqft.

THE ATTIC ROOM ALONG WITH THE REAR STORAGE AREA OFFERS AN IDEAL REDEVELOPMENT OPPORTUNITY (subject to all statutory consents being obtained from the local authority). The vendors have had plans drawn with a view to converting the attic space and office area in to a 2 bedroom flat; however, at the time no planning permission was applied for. These plans can be made available to any interested parties.

Residential

First Floor
Entrance lobby
Open plan kitchen, diner and living area 41 sqm (441 sqft)

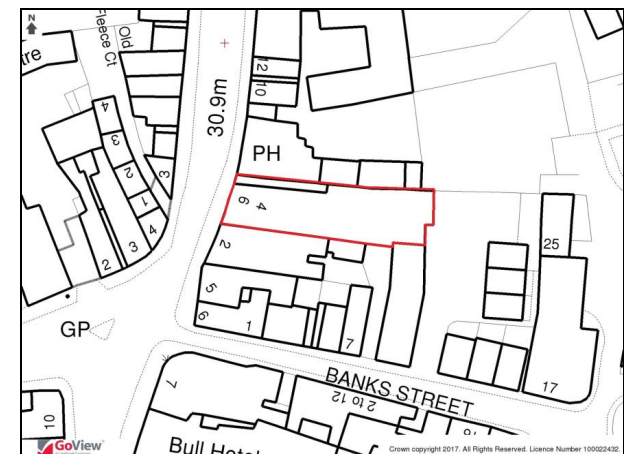
Second Floor

Bedroom one 18.1 sqm / 195 sqft
(with a large ensuite off with a P bath)
Bedroom two 17.4 sqm / 187 sqft

The residential accommodation is fitted to a high standard throughout.

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 - Rateable value - £12,750.
Council Tax Band - A



LEGAL FEES - In the usual manner each party will be responsible for their own legal costs.

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

THE BUSINESS - The business has been run successfully by the current vendor for over 13 years and who has invested heavily within the business and the property during this period of time. The current owners have gained a loyal customer client base and have a successful website. The vendor would be open to selling the business and goodwill along with the sale, by way of separate negotiation.

AGENTS NOTES – In the agent's opinion the property offer's ample redevelopment opportunities to the rear storage areas (124.7 sqm / 1,341 sqft) and the attic room (60 sqm / 646 sqft); subject to all statutory consents being obtained from the local authority.

The property is situated within Horncastle's conservation area.

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



SALES AREA'S



STORAGE AREA'S



LOCATION PLANS

