



23 High Street  
Horncastle, Lincolnshire, LN9 5HP

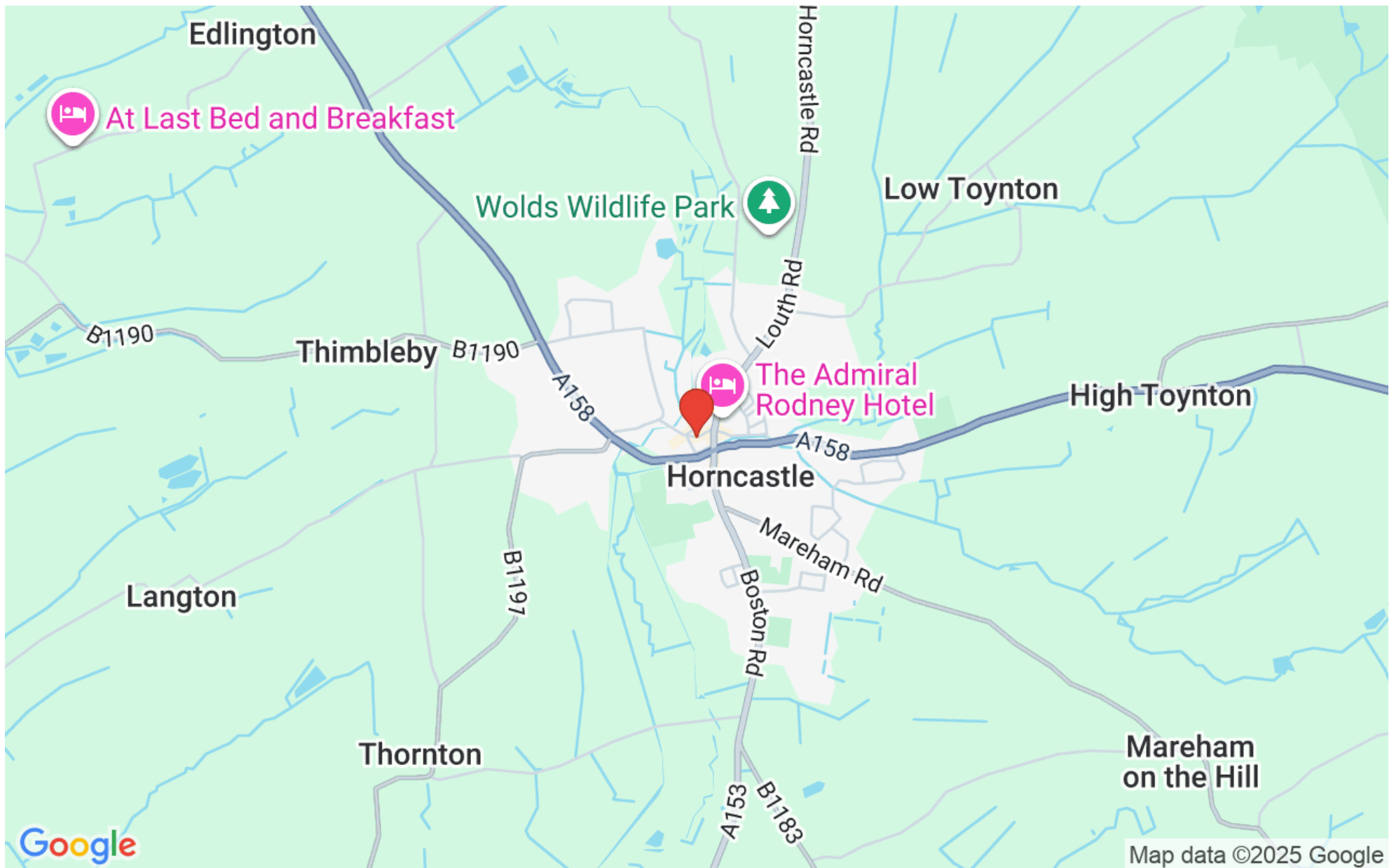
£12,500 pa

## Details

- To Let
- Ground Floor Retail Shop
- Prime position in town centre
- Opposite Market Place
- 75.8 sqm (815.91 sqft)
- Negotiable lease terms
- CEPC rating of C
- Suitable for a variety of uses
- CEPC - C (75)



## Location



## Overview

An excellent opportunity to take a lease on this prime town centre retail property with a prime frontage of the town's market place.



### Location

Horncastle is a market town and civil parish in the East Lindsey district in Lincolnshire. It is 17 miles (27 km) east of Lincoln. Its population was 6,815 at the 2011 census and estimated at 7,123 in 2019.

### ACCOMMODATION

The shop has a floor area of 93 sqm (1002 sqft) and includes main retail area with 2 areas to the rear, WC and kitchenette.

### PLANNING

The property has been used for a hair salon in recent years and is suitable for a number of retail uses.

### SERVICES

Mains electricity, water and drainage are connected

### TENURE

The property is offered on a new 3 years lease. Effective full repairing and insuring leases. 3 month deposit required.



#### RATEABLE VALUE

The property has a rateable value of £7100

#### CEPC

The property has a CEPC rating of C which is valid until the 9th April 2035.

#### LEGAL COSTS

Each party are responsible for their own legal costs.

#### VAT

The rent is exclusive of VAT if applicable

#### LOCAL AUTHORITY

East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111



VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

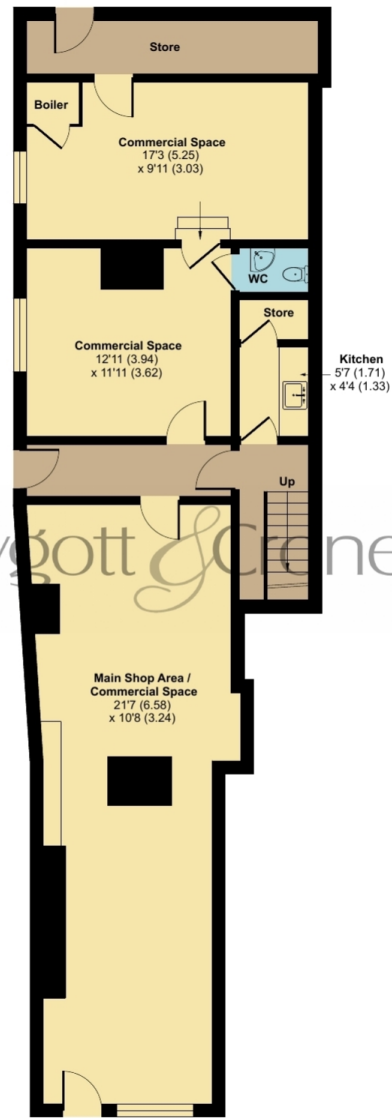
Tel 01522 536777



# High Street, Horncastle, LN9

Ground Floor Net Internal Area = 1002 sq ft / 93 sq m

For identification only - Not to scale



GROUND FLOOR

Pygott & Crane

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nchecom 2025. Produced for Pygott & Crane. REF: 1287197



23 High Street, Horncastle, Lincolnshire, LN9 5HP



**23 High Street, Horncastle**  
is marketed through our Commercial office

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36a Silver Street, Lincoln, LN2 1EW

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