

# Prominent Town Centre Retail Unit Available To Let Immediately

5 High Street | Horncastle | Lincolnshire | LN9 5HP



Modernised Open Plan Retail Unit with Office and Ancillary Accommodation  
Total Accommodation Extending to 36.8sqm, 400sqft

Available To Let Leasehold on a New Lease on FRI Terms  
£7,200 per annum (£600pcm) plus VAT Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
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[sales@poyntons.com](mailto:sales@poyntons.com)



### Location...

The historic Roman market town of Horncastle is located in East Lindsey on the South Lincolnshire Wolds and has a population of approximately 7,000 residents.

The property is located in the town centre on the High Street at the entrance to the Market Place.

Neighbouring properties include local retailers, estate agents, an optician, public houses and a Co-op

### Accommodation...

**Main Retail Area**.....5.7m shop depth x 4m, 36.8sqm, 400sqft

Excluding prominent restored bay window, having modern plaster wall finishes, electric heating.

**Rear Office**.....4m x 3m approx  
Having computer compliant lighting

#### **Rear Hallway to Kitchenette**

Having stainless steel sink, worksurface and cupboards.

#### **WC's**

To the rear of the unit is a small enclosed brick built store measuring approximately 2m x 3m.

### Tenure...

The property is available by way of a new Full Repairing and Insuring lease. The incoming tenant will be expected to pay rent monthly in advance and lodge a deposit with the landlord the equivalent of a quarter of a year's rent.

The incoming tenant will be expected to contribute towards the landlord's reasonable legal fees with regards to the preparation of a lease of a maximum of £750 plus VAT.

Rent will be paid quarterly or monthly in advance and an annual insurance levy to cost the proportion of building insurance due for the building.

### Outgoings...

The property has a Rateable Value of £6,100.

### EPC...

The property has an Energy Performance Asset Rating C71. Full details are available on request.

### Viewing...

All viewings are to be made by appointment through the agent.

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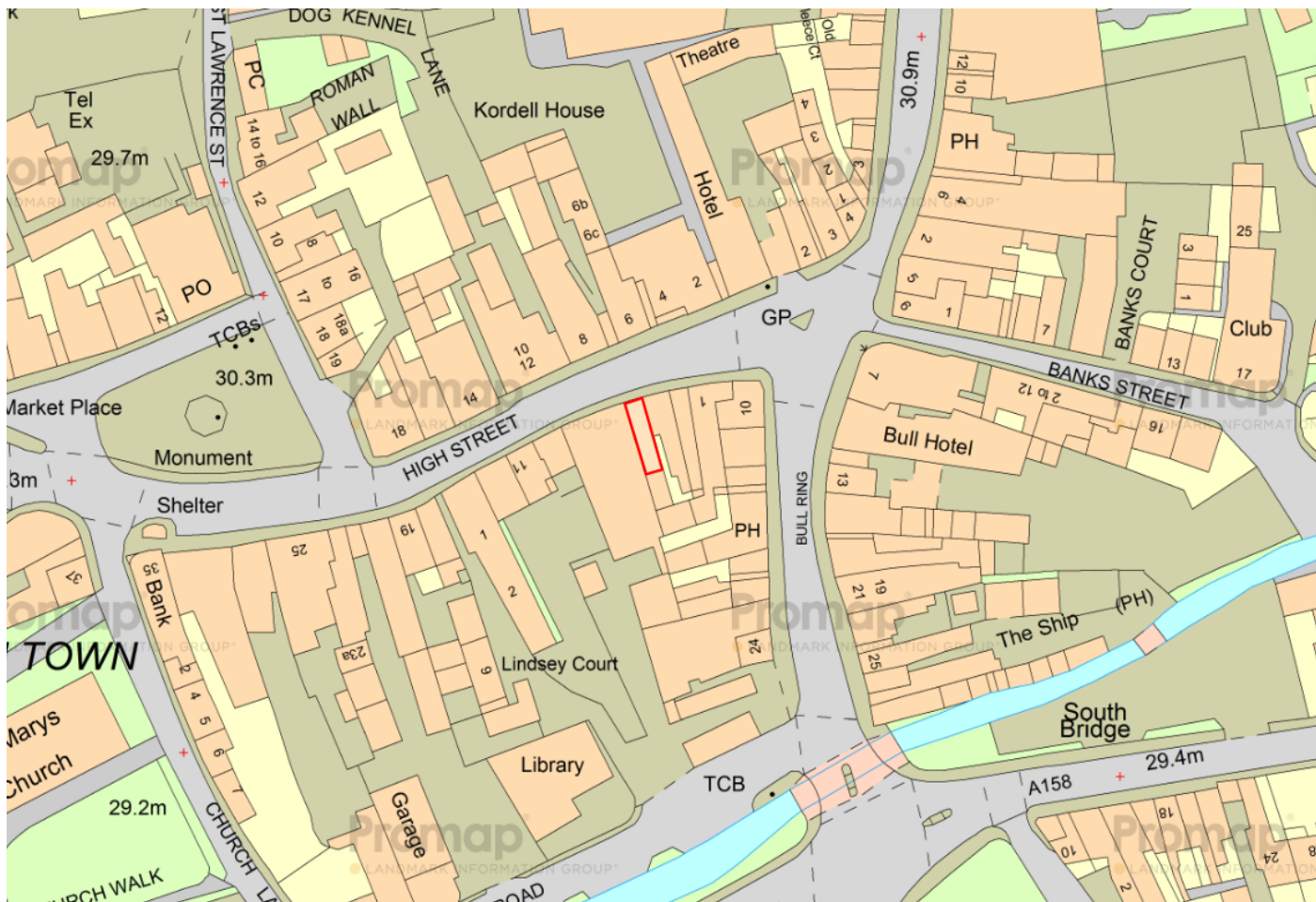


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