



Showrooms and Residential Accommodation For Sale

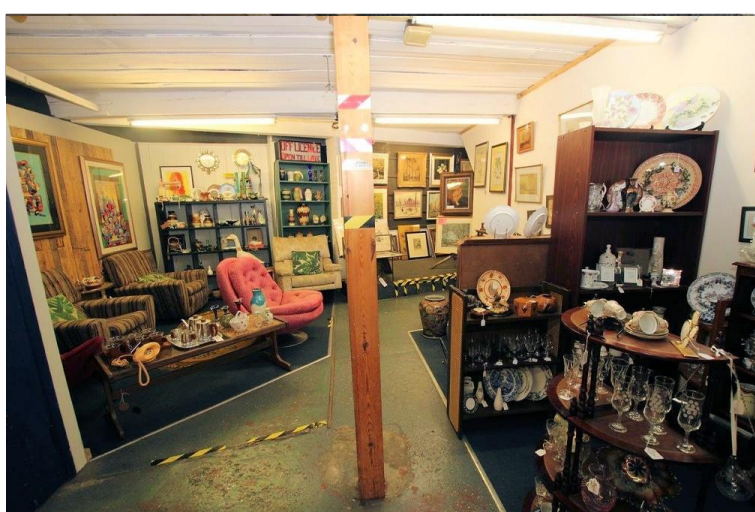
26 Bridge Street, Horncastle, LN9 5HZ

Guide Price £625,000

We are delighted to offer for sale this unique opportunity to acquire an extensive retail building, located centrally within the popular town of Horncastle, maintained to a high standard and trading as 'Horncastle Antiques Centre', which provides for circa 515 sq.m (5,535 sq.ft) of showroom accommodation across three floors. In addition, there is a beautifully presented, recently converted attached dwelling with a reception room, large dining kitchen and at first floor level, two double bedrooms together with a bathroom/WC. The property also benefits from ample off-road parking. This property is considered to be an ideal opportunity for a prospective buyer looking to relocate to a superb location within the Lincolnshire Wolds, with the opportunity of continuing the successful business, which generates a healthy and profitable income. Alternatively, the property may be suitable for re-development, subject to the necessary Planning Permissions.



The Horncastle Antiques Centre, 26 Bridge Street, Horncastle, LN9 5HZ



LOCATION

The property is located within the picturesque Market Town of Horncastle, located centrally within the Conservation Area. Horncastle is renowned for its interesting independent shops and restaurants and is particularly popular with tourists, given the number of antique shops. Horncastle Antiques Centre forms one of the largest antique centres within the town. Horncastle is located approximately midway between the Cathedral City of Lincoln (approximately 20 miles to the West) and the coastal resort of Skegness (approximately 20 miles to the East), both of which are accessible via the A158.

ACCOMMODATION

The showroom accommodation provides for a large open-plan space of 195 sq.m (2,100 sq.ft) with the benefit of lift access to the upper floors and main and secondary staircase, once again, serving all three floors. In addition to the retail space, there is a WC and office.

At first floor level, there is a further 195 sq.m (2,100 sq.ft) of open-plan showroom space, although the frontage section is divided into connecting rooms. The second floor accommodation extends to 125 sq.m (1,350 sq.ft), once again, providing open-plan showroom space. In addition, the residential accommodation which is refurbished and presented to a very high standard, comprises;





Ground Floor

Entrance Hall

Living Room - 4.2 m x 4 m

With three double glazed windows and central heating radiator.

Dining Kitchen - 6 m x 4 m

A generously proportioned, well-equipped kitchen and entertaining space with a range of base units and three further double glazed windows overlooking the front elevation.

First Floor

Bedroom 1 - 3.8 m x 4 m

Bedroom 2 - 4.2 m x 4 m

Both bedrooms have double glazed windows overlooking the front elevation and radiators. In addition, the Bathroom/WC is fitted with a contemporary suite comprising; freestanding bath, separate shower cubicle, WC and wash hand basin.

The overall floor area of the residential accommodation is 90 sq.m (973 sq.ft).

SERVICES

Mains drainage, gas, electricity and water are connected. Gas serves the residential living accommodation. The showroom space has mains water and electricity. Gas is also available.

The property also benefits from CCTV and a security alarm system.

EPC RATING

The retail accommodation has an EPC Rating of 'C'.

The residential accommodation also has an EPC Rating of 'C'.

TENURE

The property is being offered for sale on a Freehold basis.

BUSINESS RATES & COUNCIL TAX

Rateable Value - £11,250 as at April 2023

Small Business Multiplier (2023/2024) 49.9p in the £.

The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

Council Tax Band – A

VAT

The Vendor has informed us that VAT is not payable on the purchase price.

VIEWINGS

By prior appointment through Mundys.





NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

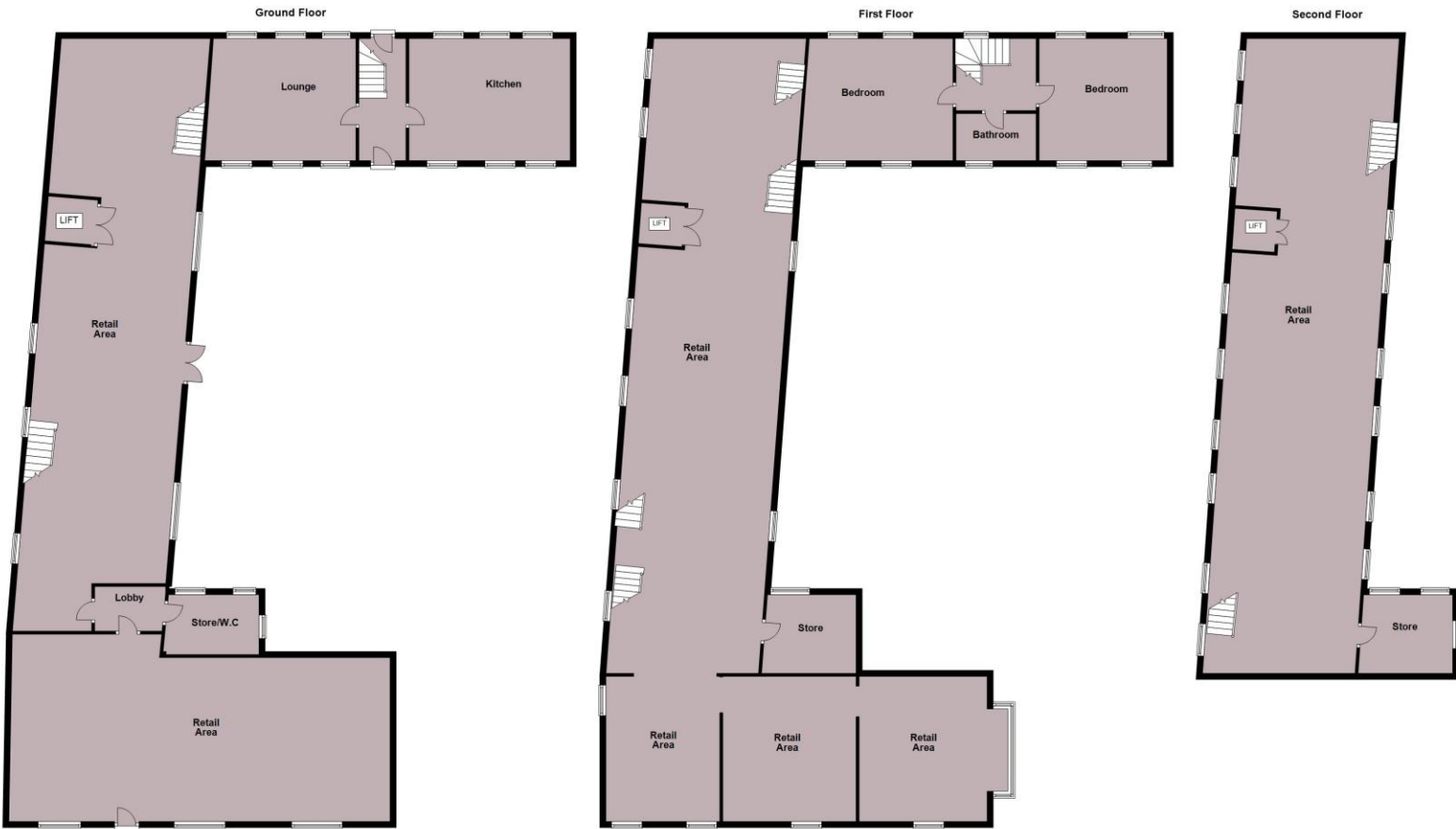
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Floor plan not to scale for illustration purposes only



For illustration purposes only
Plan produced using Planip.

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