



23 High Street
Horncastle, Lincolnshire, LN9 5HP

£425,000

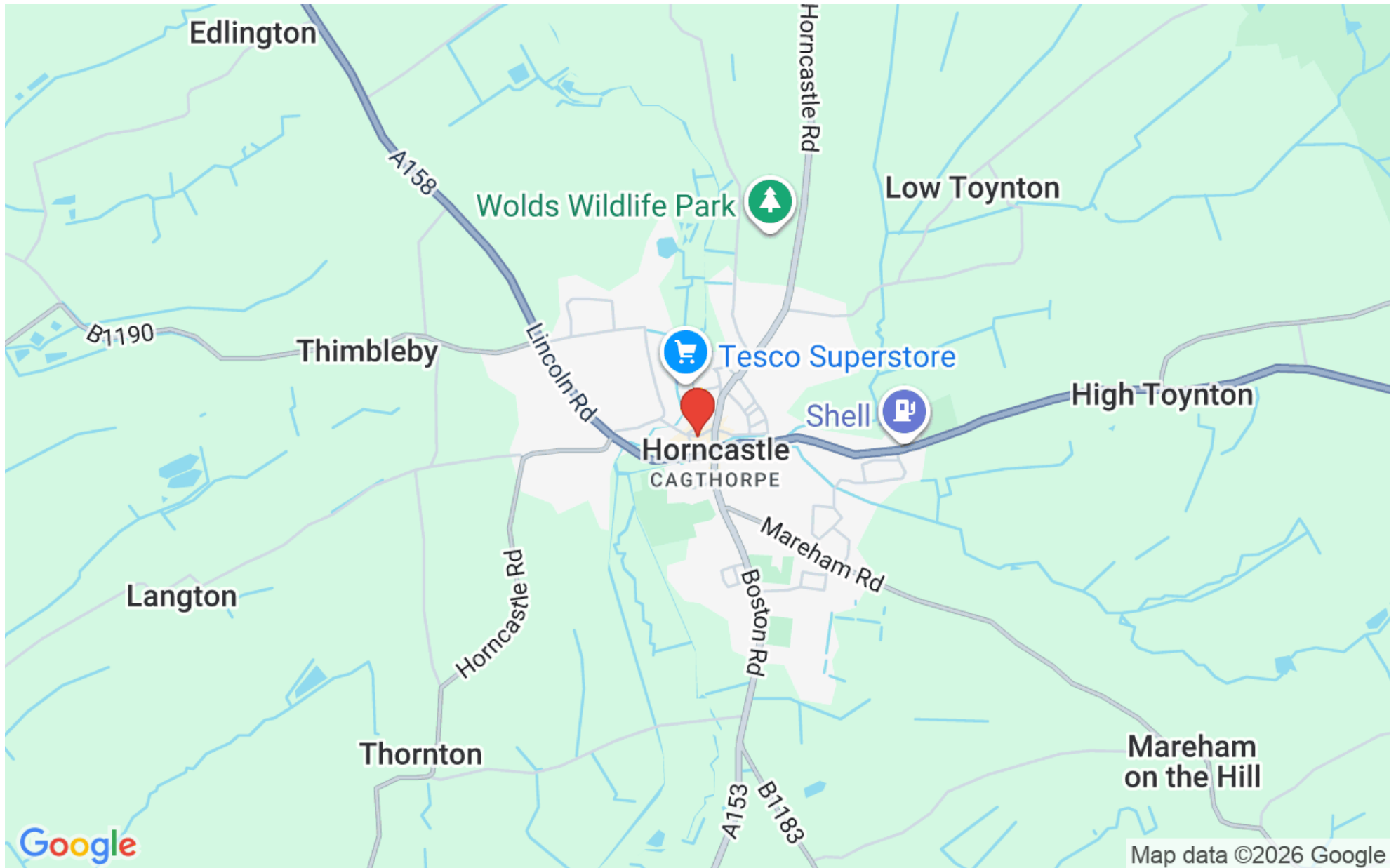
Details

- Ground Floor Retail Shop
- Prime position in town centre
- Opposite Market Place
- 75.8 sqm (815.91 sqft) SHOP
- CEPC rating of C
- Suitable for a variety of uses
- 2 Residential Flats Above





Location



Overview

An excellent opportunity to buy this prime town centre retail property with a prime frontage of the town's market place with 2 residential flats above.



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

Shop- 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.

£12,500 pax letting potential

2 Residential Flats above.

Flat 1 - Comprises of kitchen and living room with feature fireplace to the first floor, followed by two good sized bedrooms and a bathroom with shower over bath to the second floor.

£650pcm rent

Flat 2 - 699 sqft

£600pcm rent

PLANNING

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



SERVICE CHARGE / MANAGEMENT COMPANY

Mains electricity, water and drainage are connected

RATEABLE VALUE

The property has a rateable value of £7100

ACCESS

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

VIEWING

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777

VIEWING

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

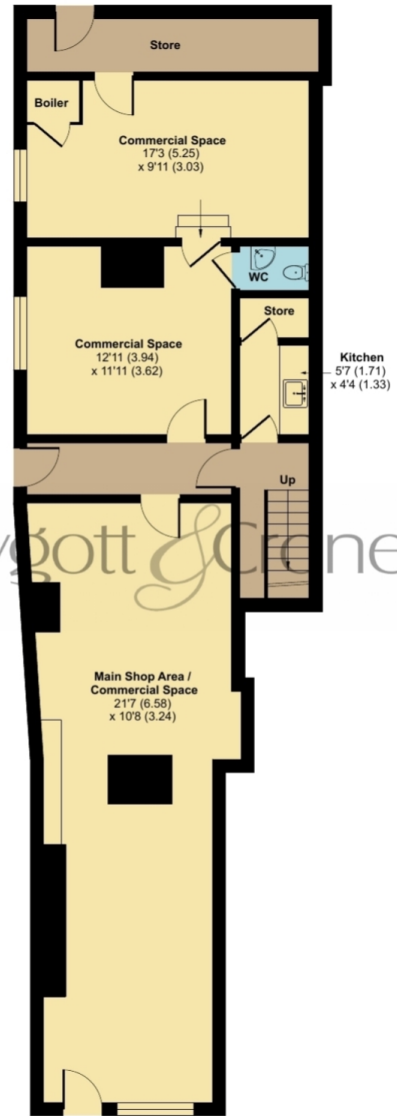
LN2 1EW



High Street, Horncastle, LN9

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

For identification only - Not to scale



Pygott & Crane

GROUND FLOOR

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



23 High Street, Horncastle
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939