



**5 Bridge Street, Horncastle, Lincolnshire
LN9 5HZ**

#10660/2024I

Eddisons

| Incorporating
Banks Long & Co

5 BRIDGE STREET

HORNCASTLE, LINCOLNSHIRE, LN9 5HZ



Agreement

To Let



Detail

Retail



Rent

£6,000 pax



Size

44.95 sq m (483 sq ft)



Location

Horncastle, LN9 5HZ



Property ID

#10660/2024I

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

jasper.nilsson@eddisons.com

07929 105395

01522 544515

Property

The property comprises a ground floor mid terraced retail unit with staff/WC facilities and storage to the rear.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total NIA	44.95	483

Energy Performance Certificate

Rating: To be re-assessed

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: East Lindsey District Council
Description: Shop and Premises
Rateable value: £4,350
UBR: 0.546
Period: 2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of an effective internal insuring lease, for a term to be agreed.

Rent

£6,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

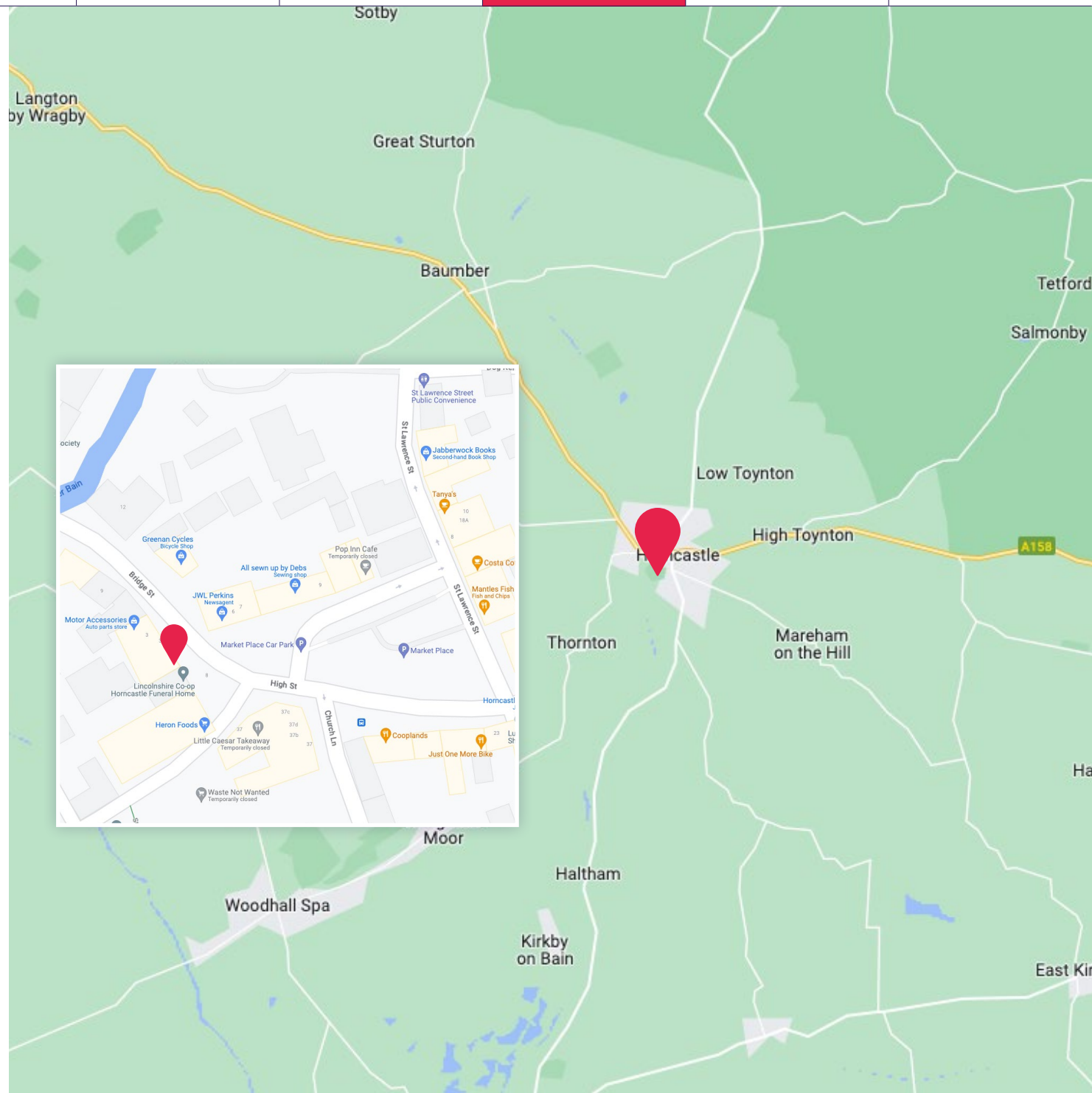
Legal Costs

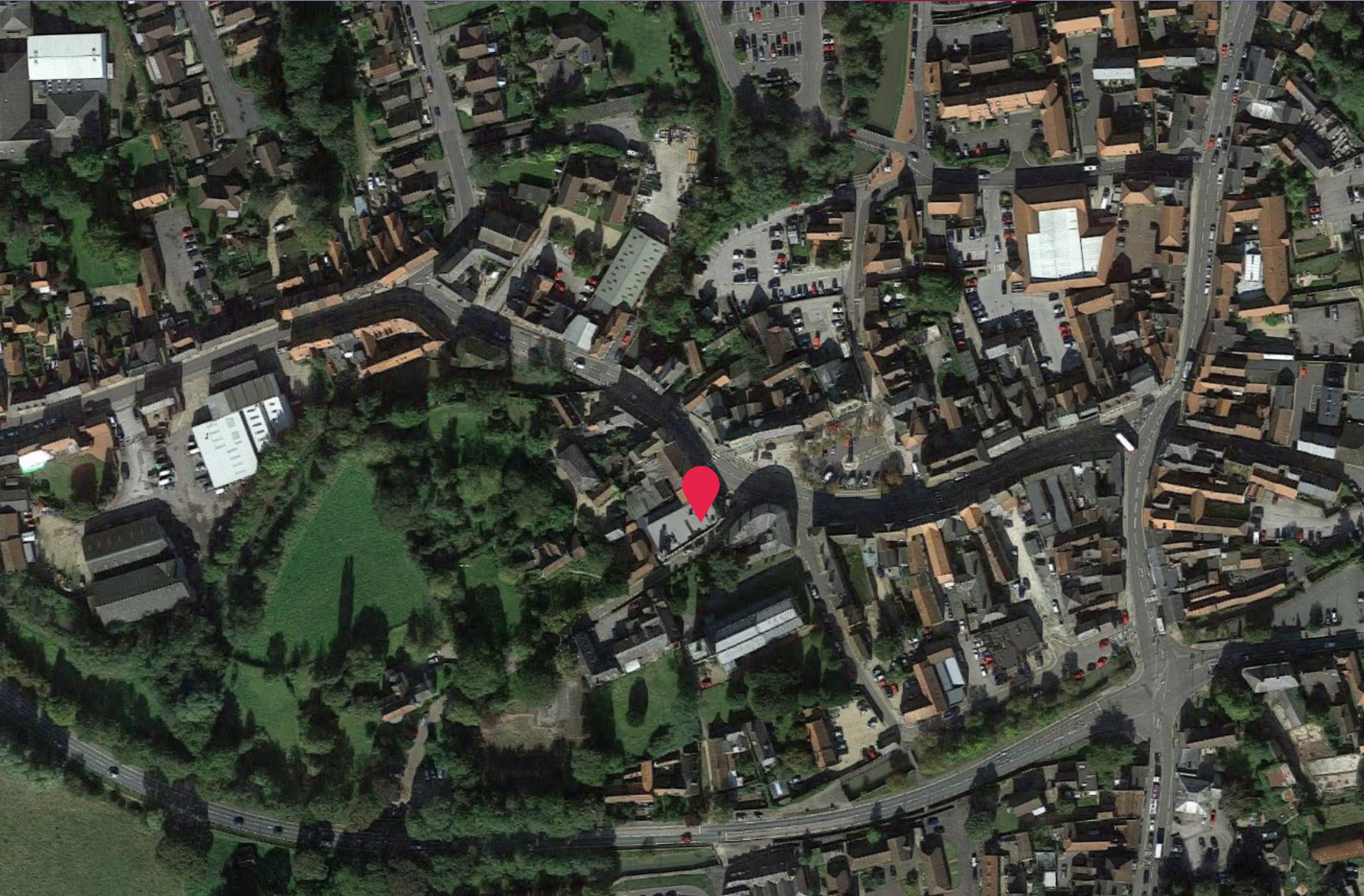
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

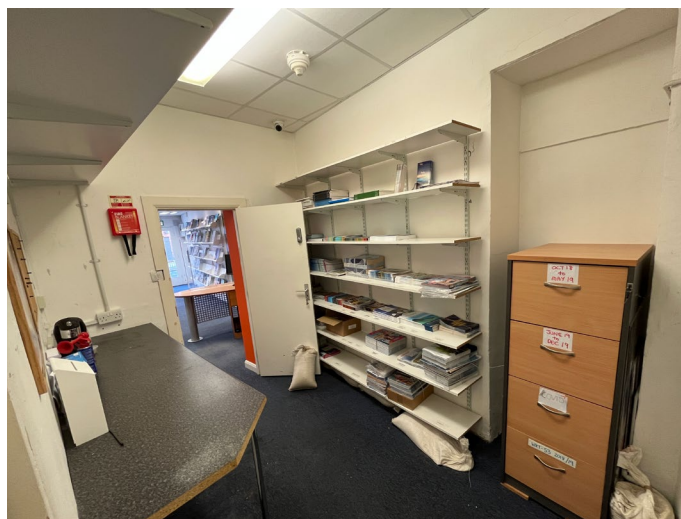
Location

The property fronts Bridge Street, a short distance from Horncastle market place. Other nearby retailers include Lincolnshire Co-op Convenience Store, Costa Coffee and Cooplands.

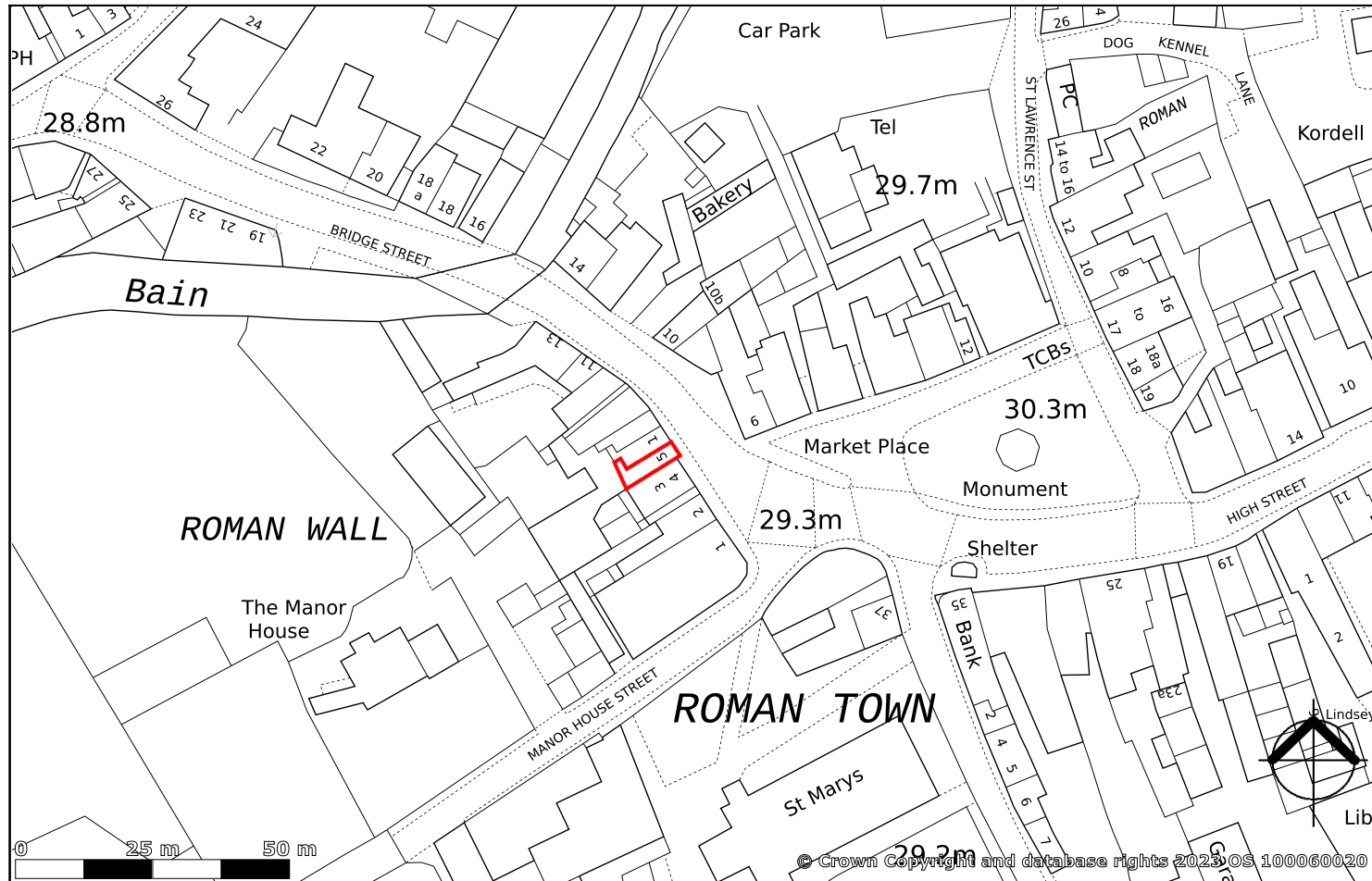
Horncastle is an affluent traditional Lincolnshire market town situated on the A158, approximately 21 miles east of Lincoln, 20 miles north of Boston and 23 miles west of Skegness. It has a population of circa 7,000 and also serves a wider rural catchment.







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Plotted Scale - 1:1,250