

TO LET

HORNCastle

**ATTRACTIVE TWO-STOREY PERIOD OFFICE PREMISES,
WITH ON-SITE PARKING, WITHIN THE TOWN CENTRE**



8 CHURCH LANE, HORNCastle

**WELL SITUATED OFFICE PREMISES, OVERLOOKING THE RIVER WARING,
IN A PROMINENT CORNER POSITION WITH VISABILITY FROM THE A158**

N.I.F.A. approx. 1,061 sq.ft. (98.57 sq.m.)

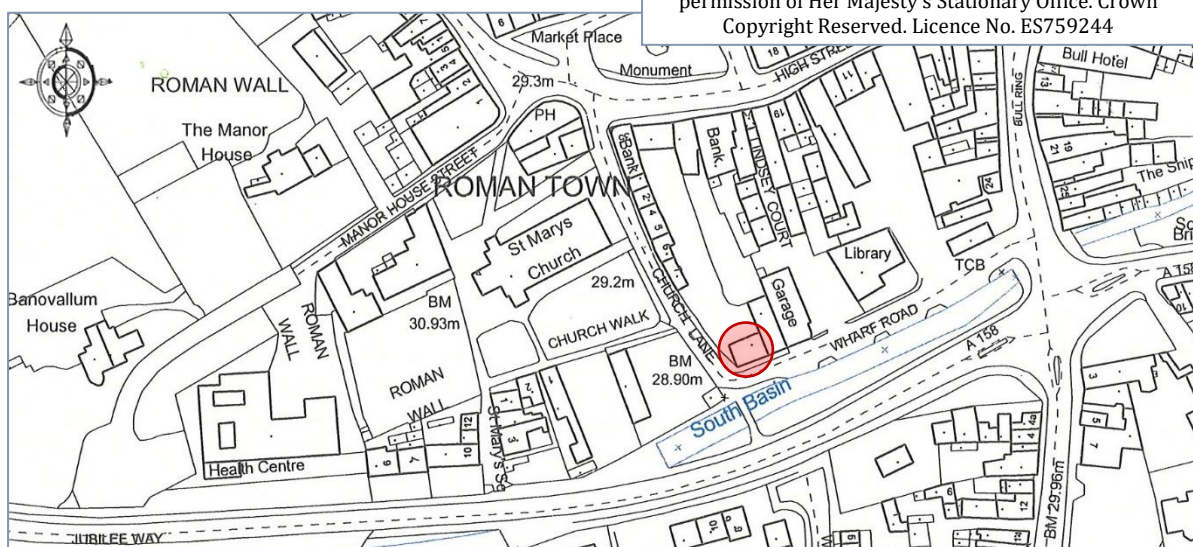
- Well appointed office premises, arranged over two floors in 6 principal rooms, with ancillary kitchen, W.C's and basement stores
- Part suspended ceiling and LED lighting
- Five on site private parking spaces
- Convenient for the town centre and its services

RENT: £9,000 p.a.x, plus VAT

LOCATION

Horncastle is a mid-Lincolnshire Georgian market town situated on the southern edge of the Lincolnshire Wolds at the crossroads of the A158 and A153, approximately 21 miles east of Lincoln. The town has a population of approximately 7,000 and offers a good variety of shops, schools and services and serves a wide rural catchment area.

The property is located on Church Lane, within the town centre and the Conservation Area, to the south of the Market Place and High Street, as shown for identification purposes on the plan below.



GENERAL DESCRIPTION

The property comprises a period two-storey semi-detached office building, built in rendered brick under a pitched pantile clad roof. The property stands in a corner position with an attached three-bay frontage to Church Lane, with useful on-site car parking to the rear. The accommodation provides a mix of open plan and private offices, served by ancillary kitchen, W.C.'s and basement storage.

PLAN NOT TO SCALE

FOR IDENTIFICATION PURPOSES ONLY

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ACCOMMODATION

Ground Floor

Reception Area	approx. 101 sq.ft. (9.38 sq.m.)
Office 1	approx. 222 sq.ft. (20.62 sq.m.)
Office 2	approx. 219 sq.ft. (20.35 sq.m.)
Basement	approx. 111 sq.ft. (10.31 sq.m.)

First Floor

Office 3	approx. 278 sq.ft. (25.83 sq.m.)
Office 4	approx. 135 sq.ft. (12.54 sq.m.)
Office 5	approx. 106 sq.ft. (9.85 sq.m.)
Kitchen	approx. 44 sq.ft. (4.09 sq.m.)
Ladies & Gents W.C.'s	

Outside

Gravelled parking area with capacity for approx. 5 cars.

SERVICES

Mains electricity, water and drainage are all connected. Heating is via wall mounted electric heaters.

ENERGY EFFICIENCY

The property has an Asset Rating of E (114).

TERMS

The property is available by way of a new internal repairing lease, to include maintenance of the car park, for a term to be agreed.

VIEWING

Strictly by appointment through the Agent's Horncastle office. Contact Colin Low: 01507 522222 or colinlow@robert-bell.org.

THESE PARTICULARS WERE PREPARED OCTOBER 2021

These particulars are intended to give a fair description of the property but the details are not guaranteed nor do they form any part of a Contract. Applicants are advised to make appointments to view but the Agent cannot hold themselves responsible for any expenses incurred in inspecting the properties which may have been sold, let or withdrawn