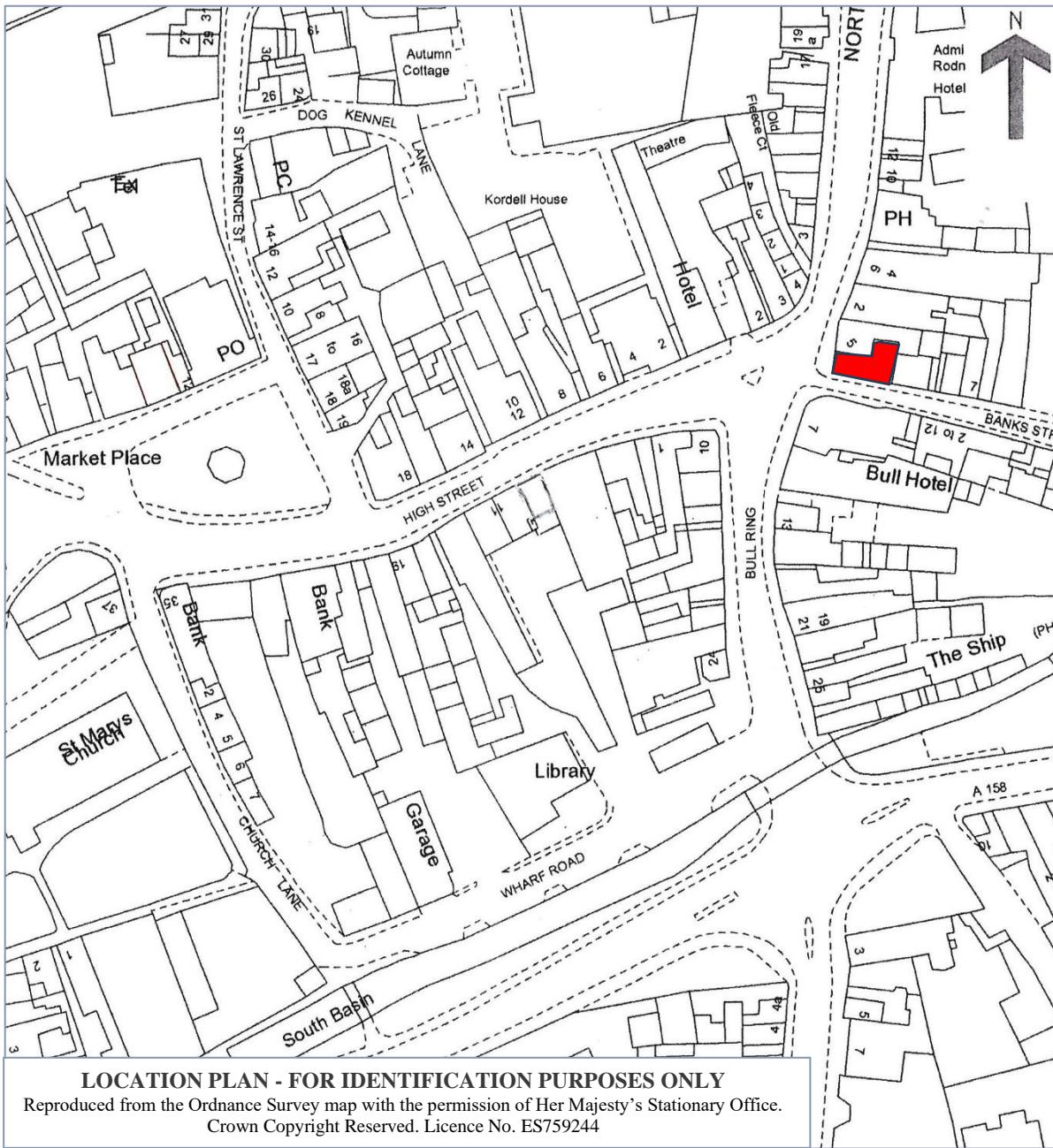




FOR SALE

6 Bull Ring, Horncastle, Lincolnshire, LN9 5HU

**BELL**  
ROBERT BELL & COMPANY



## 6 Bull Ring, Horncastle. LN9 5HU

- PROMINENT TOWN CENTRE RETAIL/RESIDENTIAL PROPERTY OF POTENTIAL INTEREST TO BOTH INVESTORS AND OWNER OCCUPIERS
- SUBSTANTIAL THREE-STOREY GEORGIAN PROPERTY OCCUPYING A PROMINENT CORNER POSITION
- GROUND FLOOR RETAIL PREMISES, WITH LIVING ACCOMMODATION ON TWO FLOORS OVER
- COMMANDING POSITION FACING DIRECTLY DOWN THE HIGH STREET

### 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 situated at the corner of Bull Ring and Banks Street, facing directly down the High Street within the Conservation Area and is shown for identification purposes on the OS extract within these particulars.

## GENERAL DESCRIPTION

A substantial three storey property, built in part rendered brick under pitched slate clad roofs. The building is arranged to provide ground floor retail premises, with double display frontage and central recessed entrance door. The property fronts Bull Ring, with return elevation to Banks Street, providing access to a three-bedroom flat on the first and second floor. The property enjoys both a westerly and southerly aspect. The building retains period features, including timber sash windows, parapet wall, Georgian architraves etc.

The property would benefit from a scheme of refurbishment. There is currently a connecting doorway from the ground floor flat entrance to the rear of the shop, however it could easily be closed again, to self-contain each area.

## ACCOMMODATION

### Ground Floor

- Front Sales approx. 292 sq.ft. (27.13 sq.m.)
- Rear Sales/Store/Office approx. 154 sq.ft. (14.31 sq.m.)
- W.C.
- Entrance Hall to flat
- Utility/Store

### First Floor

- Landing
- Kitchen (approx. 13'8" x 13'9")
- Bathroom (approx. 10'11" x 7'9")
- Sitting Room (approx. 14 x 14)
- Office/Study (11'7" x 10'2")

### DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

### Second Floor

- Front Bedroom (approx. 13'11" x 10'8")
- Middle Bedroom (approx. 10'1" x 11'1")
- Rear Bedroom (approx. 13 x 14'5")

### Cellar

- Approx. 315 sq.ft. (29.26 sq.m)

### Outside

- Small enclosed courtyard

### SERVICES

All mains services of gas, electricity, water and drainage are connected. There is gas fired central heating to the living accommodation.

### TERMS & TENURE

The property is offered for sale freehold with full vacant possession on completion.

### PRICE

O.I.R.O £110,000

### VIEWING

Strictly by appointment through our Horncastle office.

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