High Yielding Town Centre Mixed-Use Investment Property For Sale Freehold

5 High Street | Horncastle | Lincolnshire | LN9 5HP



Mixed-Use Property Comprising Two Shops with Two Apartments Over and Storage at the Rear
Grade II Listed Town Centre Property Extending to a Total of 248sqm, 2,674sqft of Accommodation
Subject To Four Separate Lettings Producing £29,400 pa

For Sale Freehold Subject to the Existing Occupational Leases
£275,000 Subject to Contract

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RICS

Location...
The market town of Horncastle has a population of approximately 17,000 residents and is located at the foot of the Lincolnshire Wolds.

5 High Street is located at the west entrance to the Market Place in an established and historic retail area.

Description...
The property comprises No. 5, 5a, 5b and 5c High Street, being a freehold mixed-use property comprising two shops with two apartments over.

Unit 5a offers open plan space leading to the rear where there is an additional room, corridor and ancillary accommodation comprising kitchenette and WC.

No 5 is another retail unit next door and is let as a Nail Bar with ancillary accommodation and storage.

A separate rear access leads to a communal yard at the back, where there is a steel staircase to the first and second floors. Here there are 2 apartments, each apartment let for £550 pcm. The apartments have not been inspected but were renovated in 2024 and 2025.

To the rear of the property are newly roofed storage rooms and bin stores.

Accommodation...
Unit 5
Net Internal Window Frontage.....4m
Main Retail Area.....4m x 5.7m 36.8sqm, 400sqft
Excluding prominent bay window, having modern plaster wall finishes, electric heating.
Rear Office.....4m x 3m, 12sqm approx.
Having computer compliant lighting.
Rear Hallway to Kitchenette
Having stainless steel sink, worksurface and cupboards.
WC's

Unit 5a
Net Internal Window Frontage.....3.3m
Front Sales Area.....3.3 x 5.2m, 17.4sqm
Rear Sales Office.....6.8m x 3.7m, 25.8sqm
Rear Office Store.....3m x 3.3m, 10.1sqm
Rear Kitchenette.....2.2m x 2.1m
Having stainless steel sink with cupboards and drawers.
Rear WC Having low level WC with sink.

Rear Ground Floor Storage
Three separate lockups let to existing tenants, 50sqm 540sqft.

An access leads from the rear yard behind the shops to the Bull Ring to the West (see plan).

Schedule of Accommodation....

5 High Street	36.8m^2	400ft^2	£7,200pa
5a High Street	72.0m^2	775ft^2	£9,000pa
5B Apartment	74.0m^2	798ft^2	£6,600pa
5C Apartment	65.0m^2	701ft^2	£6,600pa
Total	247.8m^2	2,674ft^2	£29,400pa

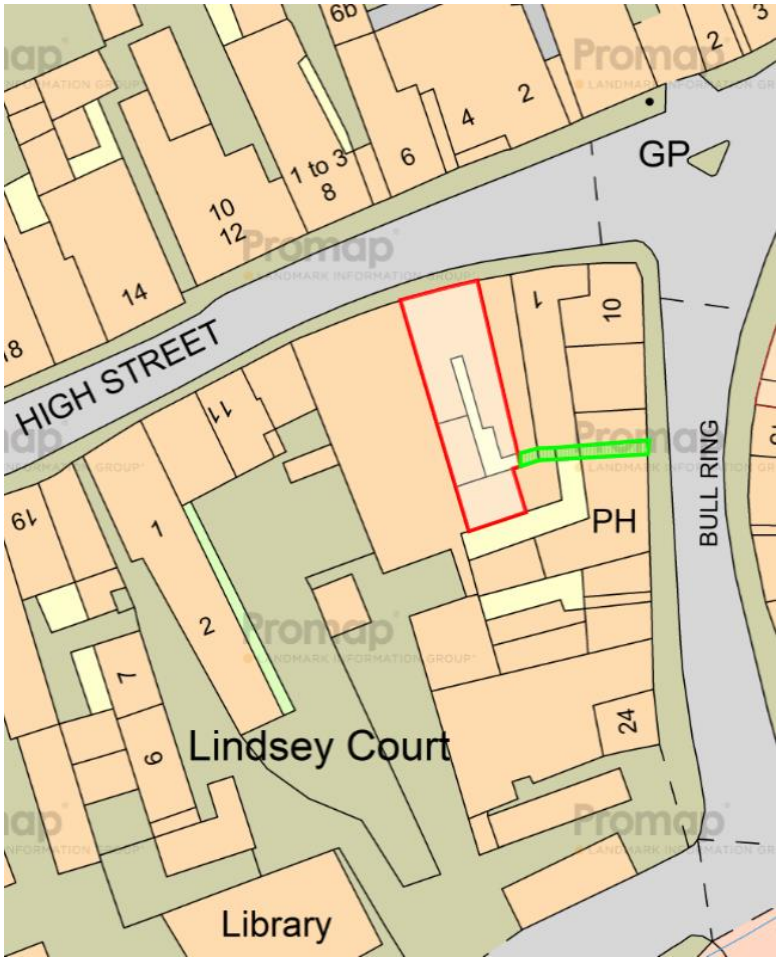
Tenure....
The property is available freehold subject to the existing occupational leases. The leases held are on Full Repairing and Insuring Terms.

Outgoings...
The apartments are rated as Council Tax Band A. Unit 5 has a Rateable Value of £7,900 and Unit 5a has a Rateable Value of £8,400, as of April 2026.

EPC...
Unit 5 and 5a have an Energy Performance Rating C. 5b and 5c have Energy Performance Rating E. Full details are available on request.

Viewing...
All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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