

Prime Retail & Residential Investment



23 High Street, Horncastle, Lincolnshire LN9 5HP

- Retail unit and 2 flats
- Prime retail position opposite Market Place
- Nearby occupiers include Lloyds, Barclays, Costa, Couplands Bakers & Co-op Pharmacy
- Rent £19,280
- Net initial yield 8.8%

For Sale - £220,000

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Location

Horncastle is a market town in the Lincolnshire Wolds approximately mid-way between Lincoln and Skegness. It has a population of just over 6,000 with a substantial rural catchment area. Retailing is based around the Market Place and High Street with a twice weekly market and a strong town centre retail offer.

The town has a range of local facilities including secondary schools, primary school, medical centre and an industrial estate to the south of the town.

The property is positioned in a prime retail location on High Street, opposite the Market Place and close to a number of national and regional retailers

Description

The property is a ground floor retail unit used as a hairdresser's shop with ancillary salon and kitchen. At first / second floors there are 2 flats which have been refurbished to a good standard.

Accommodation

Description	m ²	Sq Ft
Ground Floor		
Retail - Salon	42.9	462
Salon	13.6	146
Kitchen	2.3	25
Store room	14.0	150
Flat One		
First floor	28.0	302
Second floor	28.0	302
Flat Two		
First floor	60.7	653

Retail areas are measured on an IPMS3 basis (net internal). Residential areas are measured on an IPMS2 basis (gross internal).

Flat One has first floor living room and kitchen with 2 bedrooms and bathroom at second floor. This flat overlooks the Market Place.

Flat Two has open plan living area and kitchen with 2 bedrooms and bathroom. Gas central heating installed August 2018.

Connected Party

The vendor of this property is a connected party to JHWalter LLP.

Services

Mains water and electricity are available to the property. There is a gas-fired central heating system to the shop and Flat 2. There is electric heating in Flat 1. There is an interconnected domestic fire alarm system and emergency lighting. We have not tested the services and interested parties should satisfy themselves that they are adequate for the proposed use of the property.

Tenure

Freehold.

Tenancies

The ground floor retail unit is let on a 6 year lease from June 2019 at a rent of £9,500pa plus insurance recovery subject to review in 2022.

Flat 1 is let on an Assured Shorthold Tenancy at £400 per month. Flat 2 is on an Assure Shorthold Tenancy at £415 per month.

Town & Country Planning

The ground floor of the property is a hairdresser's which is a use within Class A1 of the Town & Country Planning (User Classes) Order. The upper floors are residential. All interested parties should make their own enquiries of East Lindsey District Council with regard to their planning requirements. The building is Grade 2 listed.

Rateable Value & Council Tax

The property is described in the rating list as Shop & Premises with a rateable value of £8,200. The flats are each in Council Tax Band A.

Price

£220,000

VAT

All prices and rents expressed in these particulars are exclusive of VAT if payable. We are informed by the vendor that an election to charge VAT has not been made.

Costs

Each party is to be responsible for their own costs incurred in the sale.

Viewing

Strictly by appointment with the Agents

For further information please contact joint agents::

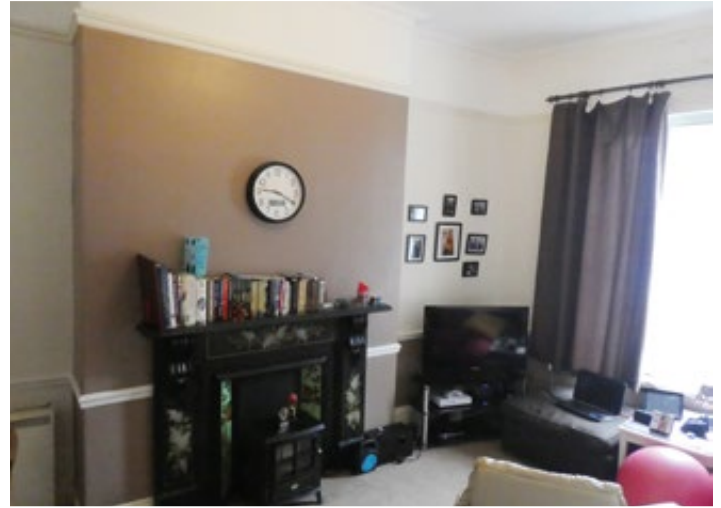
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Energy Performance Certificate

Non-Domestic Building

23 High Street
HORNCASTLE
LN9 5HP

Certificate Reference Number:
0230-0637-6379-4092-5052

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbc/.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	104
Building complexity (MOS level):	3
Building emission rate (kgCO ₂ /m ²):	74.96

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 123 1234.

Energy Performance Certificate

Non-Domestic Building

F11 23 High Street, HORNCASTLE, LN9 5HP

Dwelling type: Top-floor flat
Date of assessment: 12 February 2013
Date of certificate: 13 February 2013

Reference number: 9228-6095-6262-6437-2670
Type of assessment: RdSM, existing dwelling
Total floor area: 80 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years

Estimated energy costs of dwelling for 3 years:	€ 3,051
Over 3 years you could save:	€ 1,344

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	€ 188 over 3 years	€ 171 over 3 years	
Heating	€ 2,225 over 3 years	€ 875 over 3 years	
Hot Water	€ 663 over 3 years	€ 663 over 3 years	
Totals	€ 3,076	€ 1,709	€ 1,367 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This includes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	€4,000 - €14,000	€ 651	Yes
2 Floor insulation	€200 - €1,200	€ 138	Yes
3 Fan-assisted storage heaters and dual immersion cylinder	€1,200 - €1,600	€ 138	Yes

See page 3 for a full list of recommendations for this property.

Energy Performance Certificate

Non-Domestic Building

F11 21, High Street, HORNCASTLE, LN9 5HP

Dwelling type: Top-floor flat
Date of assessment: 07 August 2018
Date of certificate: 07 August 2018

Reference number: 3601-2940-7385-8928-3541
Type of assessment: RdSM, existing dwelling
Total floor area: 65 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years

Estimated energy costs of dwelling for 3 years:	€ 2,383
Over 3 years you could save:	€ 604

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	€ 231 over 3 years	€ 150 over 3 years	
Heating	€ 1,999 over 3 years	€ 1,290 over 3 years	
Hot Water	€ 288 over 3 years	€ 288 over 3 years	
Totals	€ 2,518	€ 1,738	€ 780 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	€4,000 - €14,000	€ 474
2 Low energy lighting for all fixed outlets	€25	€ 72
3 Replace single glazed windows with low-E double glazed windows	€3,500 - €8,000	€ 108

To receive advice on what measures you can take to reduce your energy bills, visit www.green-deal.org.uk or call 0800 123 1234. The Green Deal may enable you to make your home warmer and cheaper to run.

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