

RETAIL UNIT

FOR SALE/TO LET



2 Market Place, Horncastle  
LN9 5HD

#1235788/2025L

Eddisons

# 2 MARKET PLACE

HORNCastle, LN9 5HD



Agreement

For Sale/To Let



Detail

Retail unit laid out over three floors



Price/Rent

OIEO - £150,000  
Rent - £14,000 pax



Size

147.72 sq m (1,588 sq ft)



Location

Lincoln, LN9 5HD



Property ID

#1235788/2025L

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The property comprises a mid terrace retail unit, laid out over ground, first and second floors with a glazed shop front.

The ground floor shop is currently fitted out to a good standard with the upper floors capable of use for additional storage/office and other ancillary staff purposes. To the rear of the shop there is currently a workshop/storage area used as a garage for the storage of vehicles.

The property has a side entrance to the south for vehicles and pedestrians off Manor House Street into this rear storage area.

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor Retail Space	43.08	463
Ground Floor Internal Storage	35.94	387
First Floor	27.81	299
Second Floor	40.89	439
<b>Total NIA</b>	<b>147.72</b>	<b>1,588</b>

## Energy Performance Certificate

Rating: TBC

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. 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 2020).

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:** £8,900 increasing to £10,750 from 1st April 2026

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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 **For Sale or To Let**.

In the case of a new letting, the agreement will be a new Full Repairing and Insuring lease for a term of years to be agreed.

## Price/Rent

**Price - OIEO £150,000**

**Rent - £14,000 per annum exclusive**

## VAT

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

## Legal Costs

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

## Anti-Money Laundering

Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

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The property fronts onto the Market Place, close to its junction with Bridge Street, within the centre of the attractive Lincolnshire market town of Horncastle. Other nearby retailers include Heron, Costa Coffee, Barclays, Lloyds Bank and a Co-op Pharmacy.

Horncastle is a well regarded historical Lincolnshire market town situated on the A158, the main road linking Lincoln to Skegness and the other popular Lincolnshire east coast holiday resorts.

The town sits on the edge of the Lincolnshire Wolds, a Designated Area of Outstanding Natural Beauty so attracts a good number of tourist visitors throughout the year and is also renowned nationwide as a centre for the Antiques Trade.



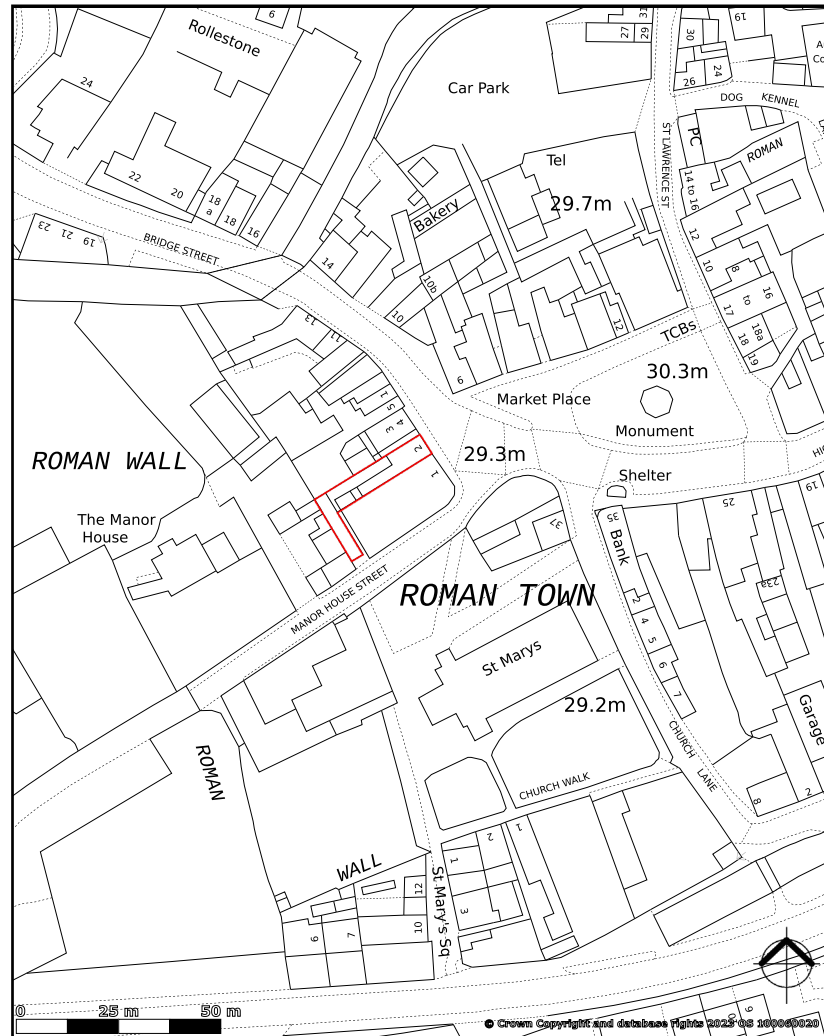


Google Maps



54 JN 6005

Co-Operative Funeral Service, 2 Market Place, Horncastle, LN9 5HD



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Plotted Scale - 1:1,250