



, Union Street

| Market Rasen | LN8 3AA

£240,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

Union Street |
Market Rasen | LN8 3AA
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Situated within walking distance of Market Rasen town centre, this property offers a unique opportunity to acquire Two well located Retail Units with Two First Floor Flats.

Both the Double Fronted Retail Unit and the Flats above currently have sitting tenants, and offer an excellent investment opportunity.

- 2 x Commercial/Retail Units
- 2 x Residential Flats
- Town Centre Location
- Excellent Investment Opportunity

Location

The property is situated just off the main high street in the popular town of Market Rasen. It is approximately 18 miles from the City of Lincoln and about 20 miles from Grimsby both accessible via train from the local station. The town benefits from a wide range of amenities including a doctors surgery, variety of shops, leisure facilities and both primary and secondary schools.

4, Union Street

The property has direct access off Union Street and benefits from large windows to the front elevation. The front entrance opens up onto the main Retail Area. Beyond this are additional storage and welfare areas. This unit is currently occupied by long term tenants and is operating as a hair salon. There is also a small open courtyard area to the rear with a pedestrian door off the kitchen. No. 4 has mains electric, water, drainage and gas connected.

Retail Area

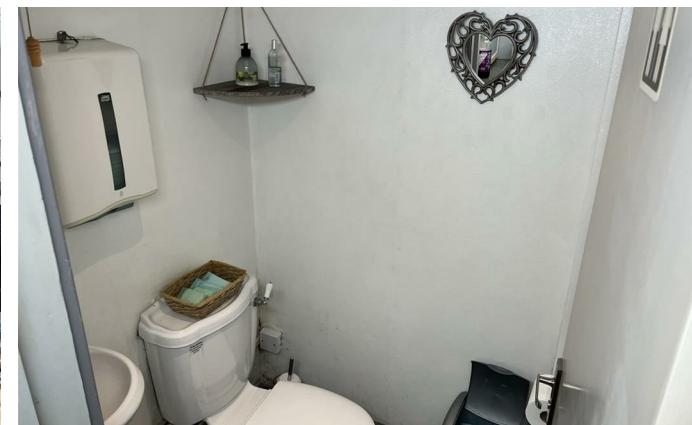
Operating as hair salon by current tenants. Space for washing stations (x2) and (x4) chair stations (not included in sale) with power connections and main service desk in centre (not included in sale).

Store

Boiler and hot water cylinder, doorway leading on to main retail area.

Office

Connecting door (unused) to No. 6.





Kitchen

Fitted wall and base units, sink with drainer, plumbing for washing machine and door onto Courtyard.

WC

WC and separate hand basin.

4a, Union Street

Situated above the retail unit, 4a is a 2 bedroom well flat and benefits from a separate pedestrian access off Union Street. The accommodation briefly comprises: -

Lounge

With radiator, chimney recess with gas point and window overlooking Union Street.

Kitchen

Wall and base units with, built in sink, ceramic hob and extractor fan. Wall mounted boiler, plumbing for washing machine and tiled flooring.

Bedroom 1

Double glazed window to front elevation,

Bedroom 2

With single window and airing cupboard housing hot water cylinder.

Bathroom

Bath with shower over, WC and separate pedestal sink. Part tiled walls and tiled floor.

6, Union Street

Also benefitting from a separate access off Union Street, this unit is currently functioning as a shop with a long term tenant. The property lends itself to a range of uses with a the large open retail area, double glazed window frontage and additional storage space to the rear. There are mains electric, water, drainage and gas connection is existence.

Retail Area

Large open retail space with desk area and under stairs storage.

Kitchen/Storage

Fitted wall and base units with sink and drainer.

WC

Pedestal basin and separate WC.

Store

Accessed off the main Retail Area.

6a, Union Street

Lounge

With radiator and two windows with views to rear.

Kitchen

Base and wall units with tiled splash back. Built in oven with hob and extractor. Integrated washing machine, fridge freezer and sink with drainer.

Bathroom

White suite with sink, back to wall WC, bath and separate shower cubicle. Airing cupboard with hot water cylinder.

Bedroom 1

Built in wardrobes with over head wall units and base cupboards. Radiator and single window.

Bedroom 2

Radiator and single window overlooking Union Street.

Outside

No. 4 benefits from a patio courtyard area which can be access via a secure door off the kitchenette.

Services

Mains electric, gas, water and mains drainage are connected to the subject property. Electrical Installation Certificates and Gas Safety Record available on request.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor Flat

Approx. 66.7 sq. metres



Total area: approx. 66.7 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproprty.net)
Plan produced using PlanUp.

Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.