



Freehold Three-Storey Town Centre Property For Sale 8 Queen Street, Market Rasen, LN8 3EH

Price £120,000

This centrally located Freehold property occupies an excellent town centre location and currently comprises a café at ground floor level, together with offices/stores at first and second floor level, which are previously understood to have comprised a residential dwelling. The property is considered suitable for a variety of uses and viewing is highly recommended. The ground floor retail space extends to 43 sq.m (460 sq.ft) and the first and second floor area combined extends to a further 63 sq.m (670 sq.ft). The property is generally well-presented and additional accommodation immediately to the rear comprising offices/training rooms are also available if required. Further details on request.





LOCATION

The property occupies an enviable town centre location, adjacent to the Market Square. Market Rasen Town Centre is a bustling Market Town renowned for its Racecourse and is located approximately 13 miles north-east of Lincoln and is located at the foot of the Lincolnshire Wolds, having a population of some 4,000 residents, but also serving a number of outlying rural villages. Therefore, offering an excellent range of local amenities.

DESCRIPTION

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ACCOMMODATION

At ground floor level, the accommodation is open-plan, currently being used as a coffee shop/café, having a fully equipped kitchen and WC facility to the rear, extending, in total, to 43 sq.m (460 sq.ft). The upper floor accommodation is accessible via an external door to the rear, as well as being interconnecting with the ground floor accommodation and is understood to have previously comprised a residential apartment, although has now been converted to office and storage accommodation, with two offices, a kitchen and WC facility at first floor level and two further offices and a store room at second floor level.

SERVICES

Mains drainage, gas, electricity and water are connected.

EPC Rating - F

TENURE

The property is understood to be held on a Freehold basis and being sold with the benefit of Vacant Possession.

BUSINESS RATES

Rateable Value - £7,300

Small Business Multiplier (2023/2024) 49.9p in the £.
The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

VAT

VAT is not chargeable in addition to the purchase price.

VIEWINGS

By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

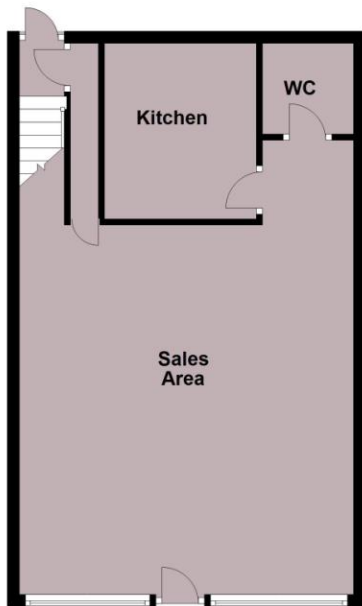
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

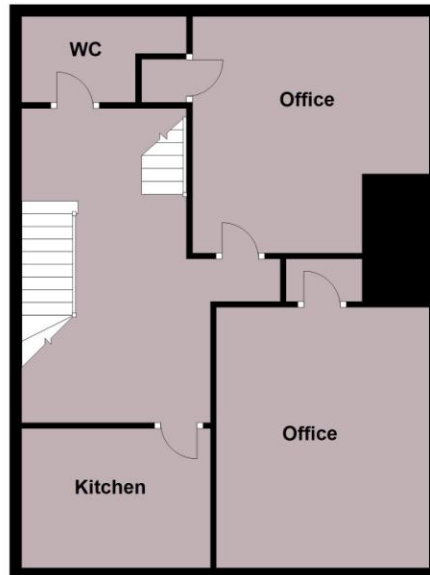
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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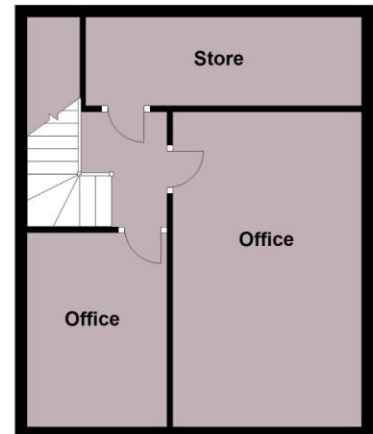
Ground Floor



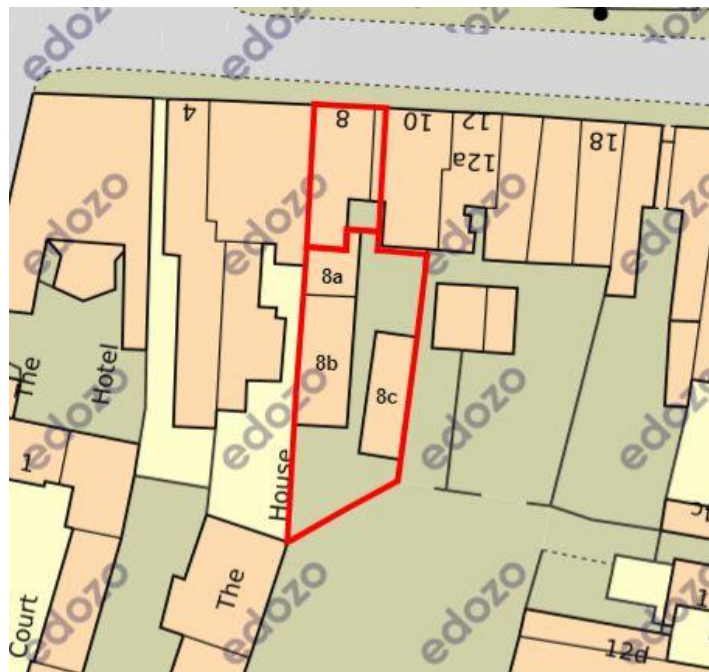
First Floor



Second Floor



Division of Boundaries



29-30 Silver Street

Lincoln

LN2 1AS

commercial@mundys.net

01522 556088

22 Queen Street

Market Rasen

LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.

