



8A, 8B & 8C Queen Street
Market Rasen, LN8 3EH

Guide Price £175,000

We are pleased to offer this rare opportunity to purchase a collection of traditional town centre offices/training rooms, considered potentially suited to residential redevelopment, subject to the necessary Planning Permissions, all within an attractive courtyard environment, giving direct access to Queen Street within the town centre and John Street car park to the rear. The property comprises three, two-storey buildings having a total floor area of 237 sq.m (2,557 sq.ft). In addition, the frontage building (No. 8 Queen Street) is available separately if required. Further details are available on request.



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8A Queen Street



LOCATION

This collection of three, two-storey buildings is centrally located within Market Rasen Town Centre with pedestrian access from Queen Street, being the main route through the town and also to the rear via John Street car park, Market Rasen's largest public pay and display car park. Market Rasen is a bustling Market Town renowned for its Racecourse and is located approximately 13 miles north-east of Lincoln, having a population of some 4,000 residents, but also serving a number of outlying rural villages. Market Rasen offers an excellent range of local day to day facilities.

DESCRIPTION

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8B Queen Street



ACCOMMODATION

8A Queen Street comprises a two-storey office building. At ground floor level, there is an open-plan office extending to 23 sq.m (248 sq.ft) and at first floor level, there is additional office and WC facilities together with a storeroom with restricted height, having a further total floor area of 46 sq.m (495 sq.ft).

8B Queen Street is located immediately to the rear of 8A and currently comprises meeting/training rooms which are very well-presented having been recently refurbished to a contemporary specification. At ground floor level, the open-plan space extends to 44 sq.m (474 sq.ft) and the first floor office extends to a further 26 sq.m (280 sq.ft).

8C Queen Street comprises a detached two-storey building, also used as offices/training rooms. At ground floor level, there is a reception area with kitchen and disabled access compliant WC facility, together with an open-plan office extending to 48.5 sq.m (520 sq.ft) and at first floor level, there is a large open-plan office with storage accommodation extending to a further 48.5 sq.m (520 sq.ft).

SERVICES

Mains drainage, gas, electricity and water are connected with a gas central heating system serving all three buildings (8A, 8B & 8C).

EPC Rating - C.

TENURE

Freehold and offered for sale with Vacant Possession upon completion.

BUSINESS RATES

Rateable Value

8A - £6,000

8B - £3,900

8C - £4,350

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.



8C Queen Street



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

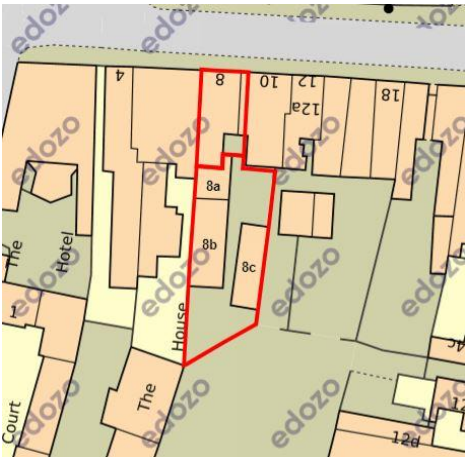
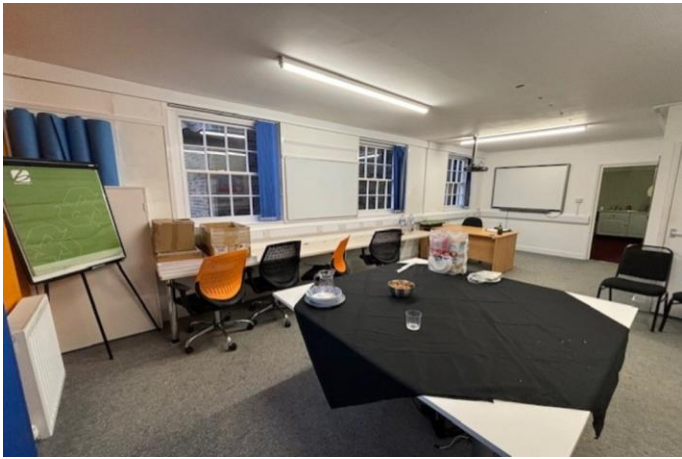
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

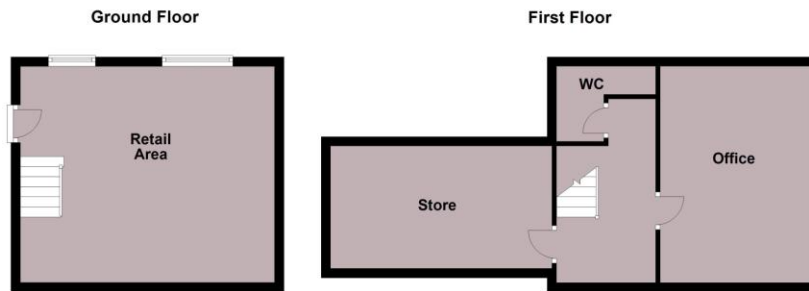
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

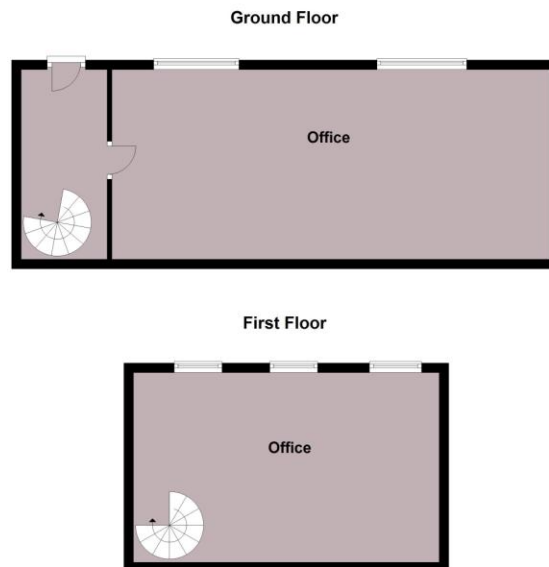
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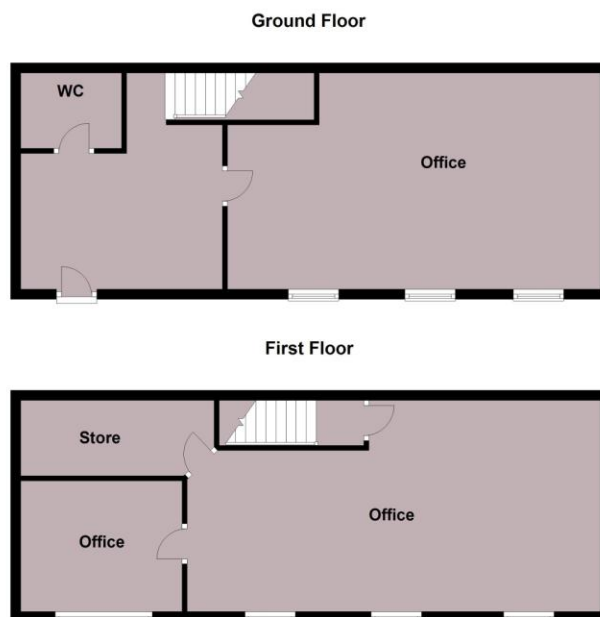
8A Queen Street



8B Queen Street



8C Queen Street



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22 Queen Street
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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

