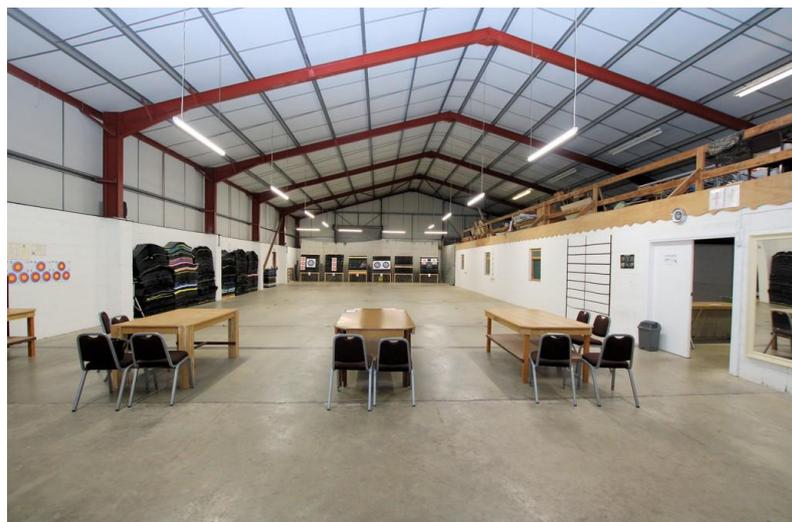




**Freehold Light Industrial/Business Unit with Land for Sale**  
**Station Yard, Station Road, North Kelsey Moor, Market Rasen, LN7 6HD**

**Guide Price £450,000**

We are pleased to offer for sale this excellent and rare opportunity to purchase a steel framed light industrial unit, suitable for a variety of business purposes, currently being run as a successful gun shop, with associated rifle range and archery club. The property has a ground floor footprint of 720 sq.m (7,750 sq.ft) and in addition, there is a first floor apartment extending to 180 sq.m (1,937 sq.ft) and there is also a useful mezzanine storage area of 160 sq.m (1,722 sq.ft). The property occupies a plot of circa. 1.2 acres including landscaped grassland, vehicle parking and loading bays to the rear. Consideration would be given to the sale of the property to include the existing 'business', which is considered to be a profitable and viable going concern. Further details are available on request.



## Station Yard, Station Road, North Kelsey Moor, Market Rasen, LN7 6HD



### LOCATION

The property is located adjacent to the level crossing at North Kelsey Moor, as shown on the attached site plan. The property is located approximately three miles east of Caistor Town Centre, accessed directly from North Kelsey Road. Market Rasen is located approximately 9 miles to the south.

### DESCRIPTION

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## ACCOMMODATION

The accommodation is currently configured to provide a retail area, with ancillary offices, kitchens and WCs off, which could be used for a variety of showroom/business uses, having a floor area of 180 sq.m (1,937 sq.ft).

In addition, the warehouse/workshop space, currently used as an indoor archery and rifle range, extends to a further 450 sq.m (4,844 sq.ft) having the benefit of an oil-fired warm air heater and two vehicle access loading doors to the rear. Internal working headroom within the workspace is 4.5 metres and lighting is via LED strip lights.

There is a mezzanine store directly above the workshop/warehouse accommodation, providing useful additional stores. The mezzanine extends to 160 sq.m (1,722 sq.ft).

The property also offers the rare facility of incorporating residential accommodation located directly above the retail and office space, comprising a large open-plan living area, fitted kitchen, two bedrooms, bathroom and dressing room and having a total floor area of 180 sq.m (1,937 sq.ft). The living accommodation can be accessed via a stairwell from the retail space or alternatively, from the mezzanine floor. The living accommodation has a wood-burning stove installed and the property is therefore ideally set-up for a business requiring on-site accommodation.



## GROUNDS

The property occupies a large, level plot extending to 1.2 acres with attractively landscaped grounds, principally set to lawn. A large gravelled car parking area can accommodate a number of vehicles and a long stretch of grassland to the rear of the building (currently used as an outdoor archery range) is suitable for a variety of storage uses, having direct access to the workspace via two roller shutter loading doors.

## SERVICES

Mains drainage, electricity and water are understood to be connected. An oil-fired convector heater is installed within the workspace.

EPC Rating – D.

## TENURE

The property is available for sale on a Freehold basis.

## BUSINESS RATES & COUNCIL TAX

£7,700 (Retail/Showroom/Office Premises)

£17,500 (Warehouse/Workspace)

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.





The current business running the Rifle & Archery Range is able to claim 75% Business Rates Relief in respect of the Workshop/Warehouse accommodation. It may be possible for the buyer to continue receiving this benefit depending on the future use of the premises.

Council Tax Band - A (Living Accommodation)

#### VAT

The Vendor has confirmed that VAT is not payable on 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](http://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 the 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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Total area: approx. 1061.1 sq. metres (11421.4 sq. feet)  
Notes: May vary from actual measurements. Figures for illustration and marketing purposes only. Floor finished using tiles.

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 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 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.

