



23 Union Street

Market Rasen, LN8 3AA

Starting Bid £55,000

Freehold Two-Storey Retail Property For Sale

Being sold via Secure Sale online bidding. Terms & Conditions apply

We are pleased to offer for sale this Freehold Retail Property, previously trading as a hairdressing and beauty salon, having retail space at ground and first floor level, together with a staff kitchen and WC facility to the rear extending, in total, to 50 sq.m (538 sq.ft), which is likely to be of interest to potential owner occupiers or investors looking to generate an income from renting the property to a Tenant. Union Street is located just off Queen Street within Market Rasen Town Centre and conveniently located for the Town's car park just across the road.





LOCATION

The property is located within Market Rasen Town Centre, with Union Street being located just off Queen Street, close to a full range of amenities with surrounding properties comprising a mixture of residential and business uses.

DESCRIPTION

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ACCOMMODATION

At ground floor level there is a large sales/retail area, extending to 21 sq.m (226 sq.ft), having a frontage of 4.5 metres and a depth of 5 metres. To the rear is a kitchen and WC area, whereas at first floor level, is a further open-plan retail/sales area, also extending to 4.5 metres x 5 metres. The accommodation benefits from having gas central heating and is generally well-presented but would benefit from further cosmetic improvements.



AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

SERVICES

Mains drainage, gas, electricity and water are connected.

EPC Rating - D

TENURE

The property is available on a Freehold basis and being sold with the benefit of Vacant Possession.

BUSINESS RATES

Rateable Value - £2,600

Small Business Multiplier (2024/2025) 49.9p in the £.

Ground Floor

Approx. 30.2 sq. metres (324.6 sq. feet)



First Floor

Approx. 22.5 sq. metres (242.2 sq. feet)



Total area: approx. 52.7 sq. metres (566.8 sq. feet)

The property may qualify for small business rates relief.

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

VAT

The Vendor has confirmed that 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

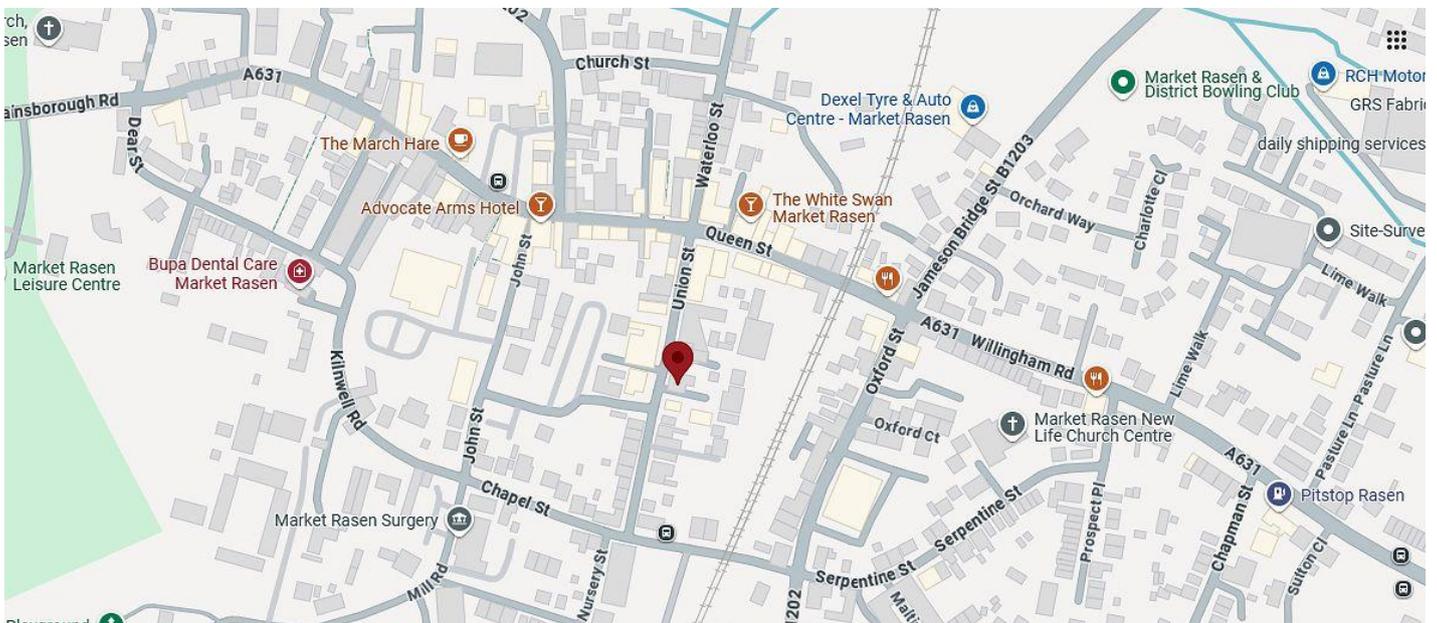
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



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22 Queen Street

Market Rasen

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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.

