



**26 - 27 Market Place**  
**Market Rasen, LN8 3HL**

**Price £320,000**

## **Excellent Town Centre Office Investment Property For Sale**

26 & 27 Market Place comprise two attractive Grade II Listed Buildings interconnecting internally and let as a whole to a long-established local law firm and currently generating an annual income of £23,500 per annum, subject to annual increases. The property has been partially refurbished over this last year and is prominently located within the market square. Market Rasen is a busy town, having a population of circa. 4,500 residents and famed for its nationally acclaimed racecourse. Occupiers within Market Rasen town centre include Boots The Chemist, Lincolnshire Coop, Morrisons, Cooplands Bakery and the town also has the benefit of a Tesco & Aldi Supermarket on the outskirts.



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#### **SERVICES**

Mains drainage, gas, electricity and water are connected, with gas central heating systems installed.

#### **EPC RATING**

Given that 26 & 27 Market Place are designated by English Heritage as being Grade II Listed Buildings, they are exempt from the purposes of requiring an Energy Performance Certificate.

**TENURE** - Freehold.

**VIEWINGS** – Strictly by prior appointment through Mundys – 01522 556088 or [commercial@mundys.net](mailto:commercial@mundys.net)

#### **LOCATION**

The property is located prominently within Market Rasen Town Centre, being situated on the corner of the market square. Market Rasen lies approximately midway between the Cathedral City of Lincoln and the Port of Grimsby, both of which are accessible via the A46. Market Rasen serves the surrounding villages as the local hub for shopping, education and banking facilities.



#### DESCRIPTION

26 & 27 Market Place comprise two attractive Grade II Listed Buildings interconnecting internally and let as a whole to a long-established local law firm and currently generating an annual income of £23,500 per annum, subject to annual increases. The property has been partially refurbished over this last year and is prominently located within the market square. Market Rasen is a busy town, having a population of circa. 4,500 residents and famed for its nationally acclaimed racecourse. Occupiers within Market Rasen town centre include Boots The Chemist, Lincolnshire Coop, Morrisons, Cooplands Bakery and the town also has the benefit of a Tesco & Aldi Supermarket on the outskirts.

#### ACCOMMODATION

The property offers office accommodation at ground, first and second floor level together with ancillary kitchen, WC and storage facilities including a small basement area.

The internal floor space extends to 358.5 sq.m (3,860 sq.ft).

#### TENANCY INFORMATION

The property is let in its entirety to Bridge McFarland LLP under the terms of a renewed Lease dated 1st March 2026, expiring on 31st December 2032. The current passing rent is £23,500 per annum, with the rent increasing annually by a multiplier of 1.025.

The property is held under the terms of a Full Repairing & Insuring Lease, subject to a photographic schedule of condition. Further details are available on request.



#### BUSINESS RATES

26 Market Place has a current Rateable Value of £8,600 and 27 Market Place has a current Rateable Value of £5,000. The Tenant is responsible for the payment of business rates.

#### VAT

Prices quoted within this property are exclusive of but may be subject to VAT at the prevailing rate. Further details are available on request.



**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 in to 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**

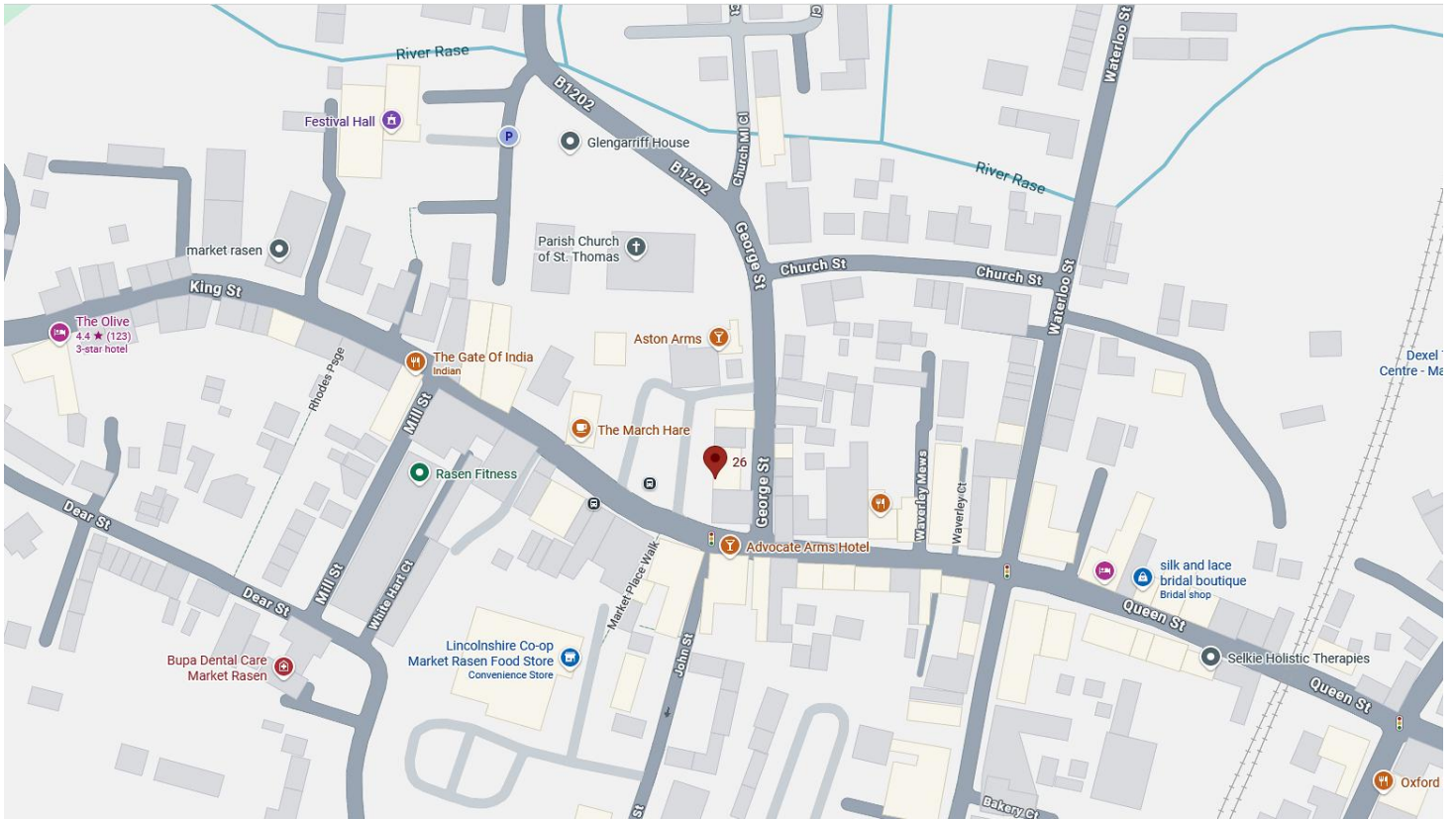
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**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:

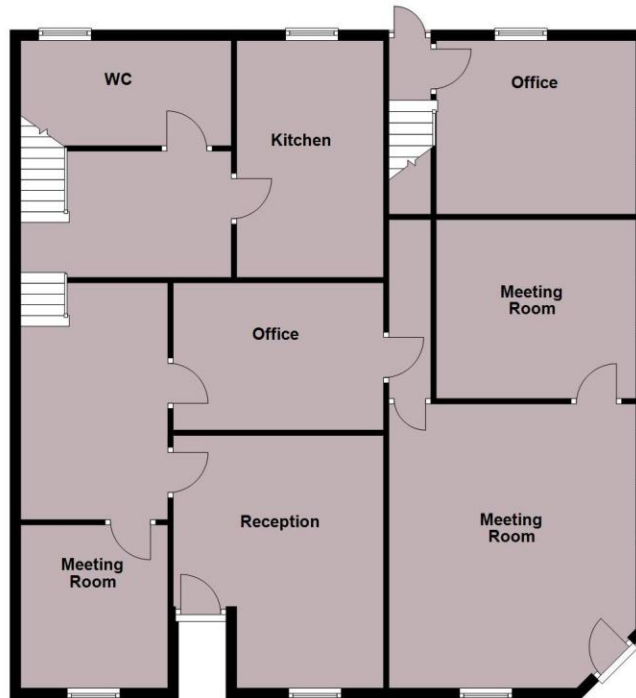
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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## Ground Floor

Approx. 141.3 sq. metres (1520.4 sq. feet)



## First Floor

Approx. 149.4 sq. metres (1608.3 sq. feet)



## Second Floor

Approx. 94.2 sq. metres (1014.5 sq. feet)

