

9, Union Street

| Market Rasen | LN8 3AA

Offers In The Region Of
£140,000

Perkins George Mawer & Co.
Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

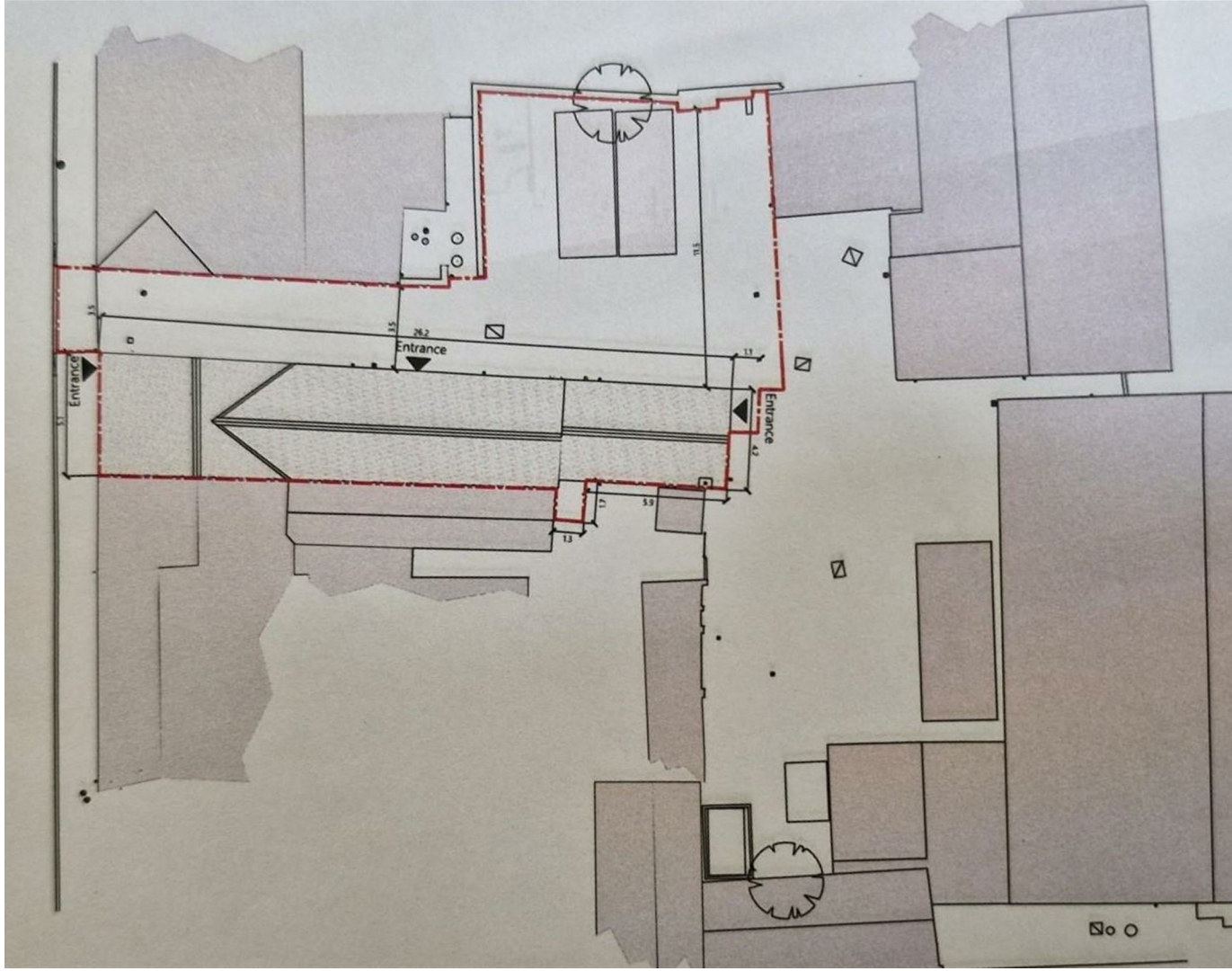
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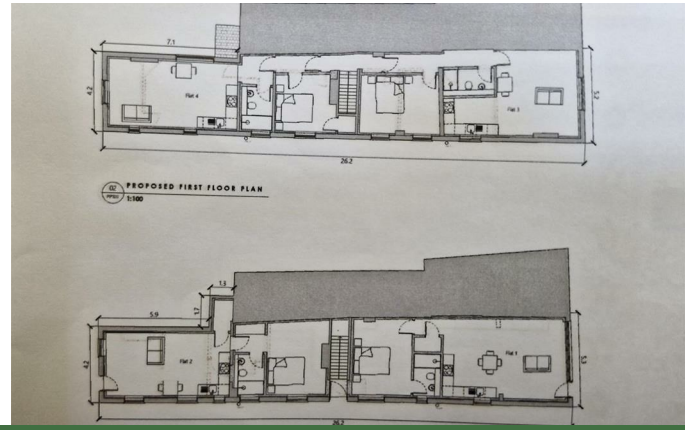
Planning Permission to Convert Existing Building into Four Flats. Change of Use Granted. Potential Completed Rental Income of Circa £24,000 Per Annum. Options On Partnerships with developer.

Located centrally in Market Rasen just off Queen Street, this is a convenient location for anyone wanting all local amenities close by plus Market Rasen Railway Station.

- Permission for Four Flats
- Change of Use Granted
- £24,000 Potential Rental Income
- Town Centre Location
- Two Parking Spaces







Site Location

The site is located at 9 Union Street, central to Market Rasen. The site can be located through National Grid Reference TF107890, post code LN8 3AA. The site is a narrow plot accommodating a two storey end of terrace property. A large glazed frontage faces onto Union Street, typical of a commercial or retail premises. The site has a total area of approximately 331m²



Site Context

Union Street is located centrally within Market Rasen and connects onto Waterloo Street, a main arterial routethrough the town and a key retail street. The immediate surroundings of the site primarily comprise a mixture of commercial amenities and residential properties, with pockets of new build development off Union Street. The west elevation of the existing property faces Union Street and forms the existing retail frontage. The existing main entrance located off Union Street with 2no. additional entrances to the north and east elevations, accessed via a private drive shared by the bakery to the rear. The existing building is part of the bakery complex located to the rear. The ground floor has previously been used for the storage and display of baked goods, with the first floor serving as office space. The building is no longer requisite to the function of the bakery and is currently vacant.

Two Storey Building

Ground Floor currently laid out with Shop Front, Kitchen and Two Store Rooms. First Floor having been previously used as office spaces with toilet facilities.

Services

Mains Electric, Water, Drainage and Gas

Commercial EPC Rating: E - 106

Tenure & Possession

The property is offered For Sale as Freehold and with Vacant Possession.

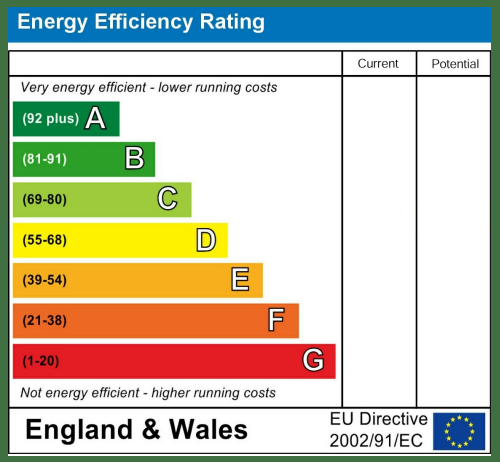
Method of Sale

Offered For Sale by Private Treaty.

Buyer Identity Check

Prospective Buyers will be required to provide necessary identification for the purposes of Anti-Money Laundering Regulations.







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Agents Note:
Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.