



21, Union Street

| Market Rasen | LN8 3AA

£150,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



# 21

Union Street |

Market Rasen | LN8 3AA

£150,000

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

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
- £24,000 Per Annum Rental Potential
- Parking
- Change of Use Granted
- Town Centre Location
- No Chain

## Site Location

The site is located at 21 Union Street, central to Market Rasen. Postcode LN8 3AA. The site is a narrow plot accommodating a two storey property. It has previously been used as office accommodation with Kitchens on the Ground and First Floor plus Cloakroom Facilities.





### Site Context

Union Street is located centrally within Market Rasen and connects onto Waterloo Street, over Queen Street, which is a main arterial route through 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 frontage. The existing main entrance located off Union Street with additional entrances to the side, accessed via a private drive. The existing building was an office, the accommodation has Three Main Office/Reception Rooms, Kitchen & Cloakroom on the Ground Floor plus Four Main Office/Reception Rooms, Kitchen & Cloakroom on the First Floor. It is offered For Sale with no onward chain.

### Parking

Is available a the property.

### Services

Services: T.B.C.

Commercial Council Tax Band: E - 120

### Tenure & Possession

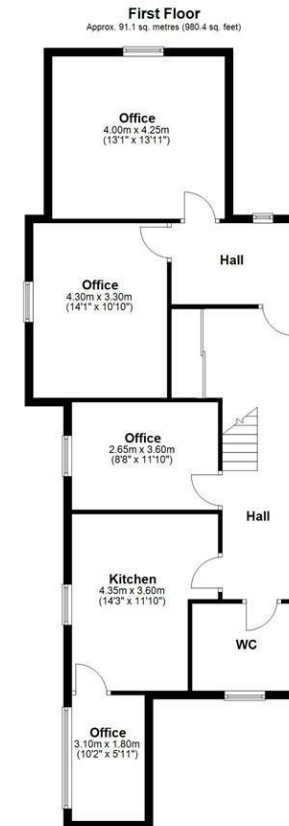
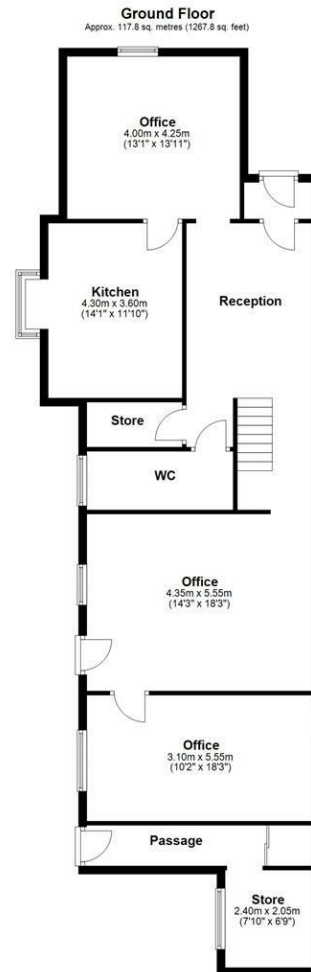
The property is offered For Sale as Freehold and with Vacant Possession.

### 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.



Total area: approx. 208.9 sq. metres (2248.3 sq. feet)  
Robin Mapleton (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

#### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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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.