



6, Union Street

| Market Rasen | LN8 3AA

£725 Per Month



Perkins George Mawer & Co.

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

6

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PROMINENT GROUND FLOOR RETAIL / OFFICE UNIT, located just off Market Rasen High Street. This unit offers a remarkable opportunity for entrepreneurs and business owners alike.

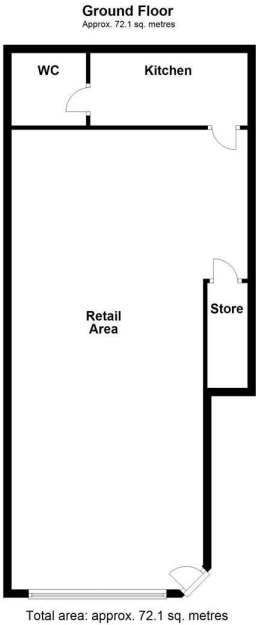
Spanning a Net Internal Area of approximately 72.1 square meters with a Class (E) banding this open plan retail space is perfect for a variety of uses including retailers, cafes/restaurants, professional services being accountancy, estate / lettings agent or office use being medical / health services and similar Class E uses. Making this a perfect choice to start a new venture or expand your business.

The unit boasts a single reception room, providing a welcoming area for clients and customers, separate store room and a convenient kitchen and cloakroom. Its strategic position within walking distance to the town centre allows for foot traffic and visibility, which are essential for any successful venture.

- Town Centre Location
- Excellent Business Opportunity
- EPC Rating C

- Location
- 6, Union Street
- Retail Area
- Kitchen/Storage
- WC
- Store
- Services
- Outgoings
- Viewing

EPC



Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net)
Plan produced using PlanUp.

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

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