



, Union Street  
| Market Rasen | LN8 3AA  
£50,000



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

Union Street |  
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Double Fronted Shop Unit situated within Market Rasen Town Centre. Close to local free parking. Walking distance to the train station. Offers two areas within one unit to give the option for double use. Beauty room /consulting room. Hairdresser/nail bar. Office /private meeting room.

Accommodation comprising: Double Shop Fronted Unit, Inner Hall with Storage Recess, Cloakroom, Rear Store Room.

- Double Fronted Shop Unit
- Freehold Premises
- Cloakroom
- Market Rasen Town Centre
- Rear Store Room
- No Chain

#### Shop Unit, 5 Union Street

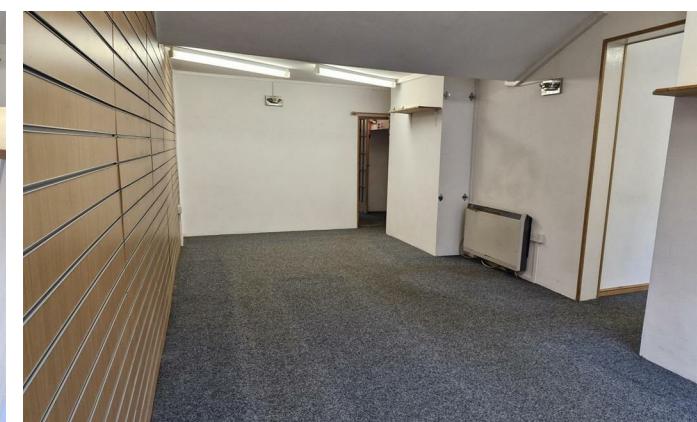
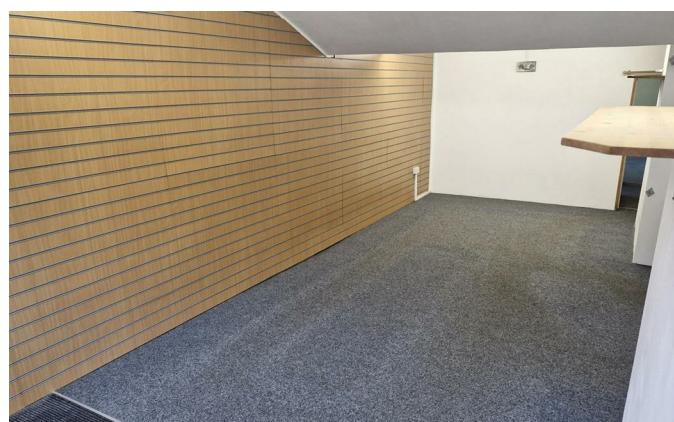
27'3 max x 11'6 ave (8.31m max x 3.51m ave)

Measurement into Bay fronted window to front. Night storage Heater. Open Plan to Shop Unit, 7 Union Street. Doorway to Inner Hallway.

#### Shop Unit, 7 Union Street

13'4 max x 13'6 (4.06m max x 4.11m)

Into bay window to the front. Night storage heater. Open Plan to Shop Unit, 5 Union Street.





### Inner Hallway

Storage recess. Doors to Cloakroom and Rear Store Room

### Cloakroom

Low Level W.C. Pedestal wash basin. Window to side.

### Rear Store Room

11'9 x 8'1 plus recess (3.58m x 2.46m plus recess)  
Window to side. Night Storage/Convector Heater. Door to Outside (only for Maintenance and Repairs ).

### Additional Information

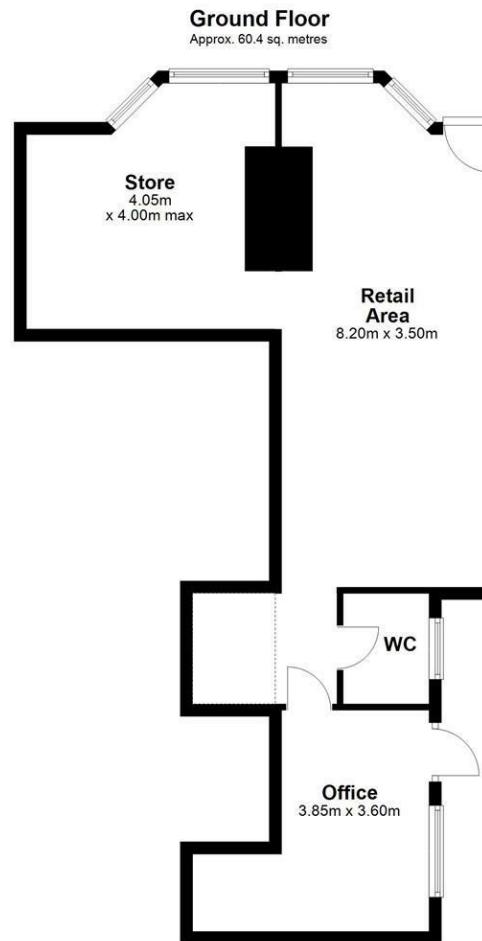
Tenure: Freehold

Services: Mains Water and Electric

Business Rates: None paid at present



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	



Total area: approx. 60.4 sq. metres

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

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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.