6 The George Court, Cornhill, South Street

Caistor | Market Rasen | LN7 6HS

£400 Per Month

Perkins George Mawer & Co.

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

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South Street | Caistor

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Nestled in the heart of the charming market town of Caistor, this property presents an exceptional opportunity to acquire a delightful commercial property, most recently operating as a café. Spanning an inviting c.300 square feet, this establishment boasts a seating area, welfare and kitchen, perfect for crafting a variety of culinary delights.

- Commercial premises
- Recently operating as Cafe
- Well presented throughout
- Popular Market Town

Location

Caistor is known for its vibrant community and picturesque surroundings, making this premises a prime location for business. With its strategic position in a popular market town, fronting on to Cornhill, the property benefits from ample parking and a steady flow of foot traffic, enhancing its potential for success.

Description

The property is recently refurbished and well presented throughout, featuring a welcoming seating area which overlooks the bustling Market Place, ideal for patrons to relax and enjoy their visit.

There is a well-equipped kitchen, with fitted units, prep and work station areas, dishwasher, ‘POLAR’ stainless steel storage and a ‘FRAMEC’ ice cream display freezer. Additionally, the unit offers a separate welfare area with fitted W/C and sink unit.

This is a wonderful chance for anyone looking to invest in a thriving business premises in a delightful setting. Whether you are an experienced entrepreneur looking for an investment property or a first-time buyer, this unit offers a unique opportunity to be part of the community while running a successful establishment.

Services

Mains water, mains electricity and mains drainage are connected. Mains gas is also connected.

Outgoings

The property is described as 'shop and premises' for business rates purposes. Business rates are payable (where appropriate) to West Lindsey District Council (WLDC) with current rateable value (1 April 2026 to present) of £2,200. Small businesses may qualify for Small Business Rates Relief.

Letting

The Property is available to Let for a term to be agreed. Flexible terms can be agreed.

Rights of Way, Easements & Wayleaves

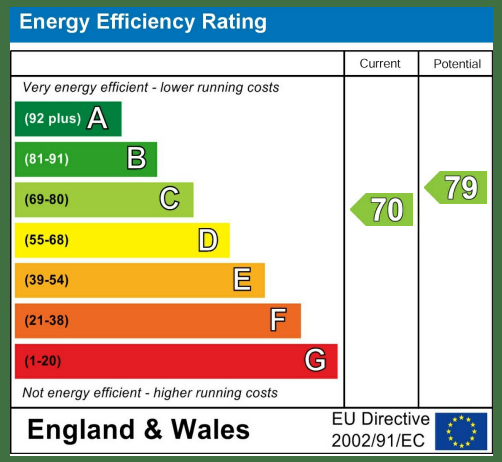
The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

Identity Check

Applicants will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Viewing

Viewing is strictly by appointment via the Agent.



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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.