


# Commercial Unit 1, Market Place

| Market Rasen | Lincolnshire | LN8 3HJ

Purchase Price £78,950 | To Let £500 pcm

Perkins George Mawer & Co.

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

# Commercial Unit
# 1, Market Place

Market Rasen | LN8 3HJ

Purchase Price: £78,950

To Let: £500 per calendar month

For Sale or To Let - PGM&CO are pleased to offer this impressive three-storey commercial property. With office space, welfare facilities and a traditional shop front the building presents flexibility for a variety of business ventures. Its prime central position ensures high foot traffic, making it a strategic spot for retail or service-oriented businesses looking to thrive in a bustling town centre environment.

- Commercial Unit
- Offices and Welfare
- Prime Location
- Traditional Shop Front
- 3-Storey
- Unique Opportunity

## Location

The property is situated just off the main high street in the popular town of Market Rasen. It is approximately 18 miles from the City of Lincoln and about 20 miles from Grimsby both accessible via train from the local station. The town benefits from a wide range of amenities including a doctors surgery, variety of shops, leisure facilities and both primary and secondary schools.
















Whether you are an established business seeking to expand or a new venture looking for the perfect launchpad, this commercial space presents an excellent opportunity.

## Description
The property boasts ample space across its three levels, providing flexibility for office use and welfare facilities.

## Ground Floor
12'3" x 16'3" (3.75 x 4.97)
Glass front with traditional bay window and glass pedestrian door access opening out on to main office area. With radiators and ample electrical sockets.

## Rear Entrance Hallway
Rear pedestrian access. Under stairs storage and staircase on to first floor.

## First Floor
12'6" x 15'1" (3.83 x 4.60)
Window overlooking front, radiator and sockets. Feature fireplace with tile surround. Fitted shelving.

## Second Floor
14'9" 12'4" (4.50 3.77)
a) Kitchen / Welfare Area - fitted wall and base units, sink and drainer. Radiator, sockets and fitted shelving. Wall mounted combi boiler.

## Services
Mains water and electricity are connected, A gas combi-boiler ('BAXI' 105HE) providing heating.
There is also a smoke detection system 'MAGFIRE'.

## Outgoings
The current rateable value (1 April 2026 to present) is £4,800. Applicants may be eligible for Small Business Rate Relief (SBRR) and should make their own enquires.

## VAT
The property is elected for VAT. VAT will be payable in addtion to the purchase price and passing rent.

## Tenure and Possession
The property is offered freehold. with Vacant Possession available from 31 January 2027.

## Plans & Areas
These have been prepared as carefully as possible. They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

## Rights of Way, Easements & Wayleaves
The property 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.

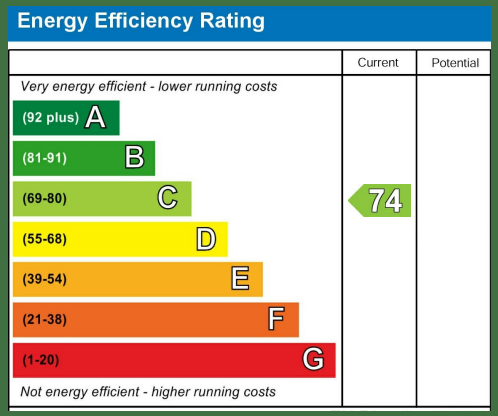
## Method of Sale
The property is offered for sale by Private Treaty.

## Method of Rental
The property is also available to let on a commercial Lease from 31 January 2027.

## Viewing
Viewing is strictly by appointment via the Selling Agent.

## Buyer Identity Check
Purchasers will be required to provide the necessary identification for the purposes of the 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.