



Perkins George Mawer & Co.

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



Unit 1
74 Waterloo Street

Market Rasen
LN8 3ES

£6000.00 Per Annum Rent
Leasehold

Commercial Unit With Timber Extension
Flexible Lease Terms
Cloakroom & Kitchen Facilities
Gas Central Heating
3 Phase & Single Phase Electrics
173 Sq Metres
Generous Parking





GENERAL DESCRIPTION

Commercial Unit situated within Market Rasen town centre being of brick construction with timber extension. For multipurpose use with generous parking area. The unit is supplied with cloakroom and kitchen facilities, single and 3 phase electrics and having gas central heating. Approximately 1800 square feet (173 square meters)

This superb space is hugely versatile and would suit a large number of different uses (subject to consent) including offices, workshop or storage. It benefits from a wide, double door access and a large open plan space, heated throughout, with commercial lighting, a polished concrete floor and a W.C.

Unit 1 is conveniently located on Waterloo Street which is easily accessed from either the main high street (Queen Street) or Tealby Road. Market Rasen town centre is a very short walk south of the property with Lincoln, Caistor, Louth, Brigg and Gainsborough all being within comfortable travelling distance. Scunthorpe is located about 24 miles north west.

DIRECTIONS

Travelling from Perkins George Mawer & Co Market Rasen office follow Queen Street to the traffic lights turning left onto Jameson Bridge Street continue for a short distance turning left onto Waterloo Street the commercial unit can be found just after the railway bridge identified by our To Let board

BRICK CONSTRUCTION

14' 2" x 14' 9" (4.32m x 4.51m) with sliding entry doors and inner door and having

CLOAKROOM

With W.C. facilities off and rear roller door access into

29' 4" x 18' 3" (8.96m x 5.57m) with pedestrian roller door to side

INNER DOOR TO

ADDITIONAL AREA

TIMBER EXTENSION

ROOM ONE

11' 0" x 13' 11" (3.37m x 4.25m)

ROOM TWO

29' 11" x 18' 1" (9.12m x 5.52m) with double entry side door

ROOM THREE

18' 0" x 14' 9" (5.50m x 4.51m) includes inner office area

ROOM FOUR

14' 0" x 9' 11" (4.27m x 3.03m) with kitchen and W.C. off plus external rear door

EXTERNALLY

Parking to front and side with outside storage to rear

**Local Authority
Council Tax Band
EPC Rating**

TBC

Perkins George Mawer & Co

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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.