



Perkins George Mawer & Co.

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



The Cafe Room Chapel Street

Market Rasen
LN8 3AD

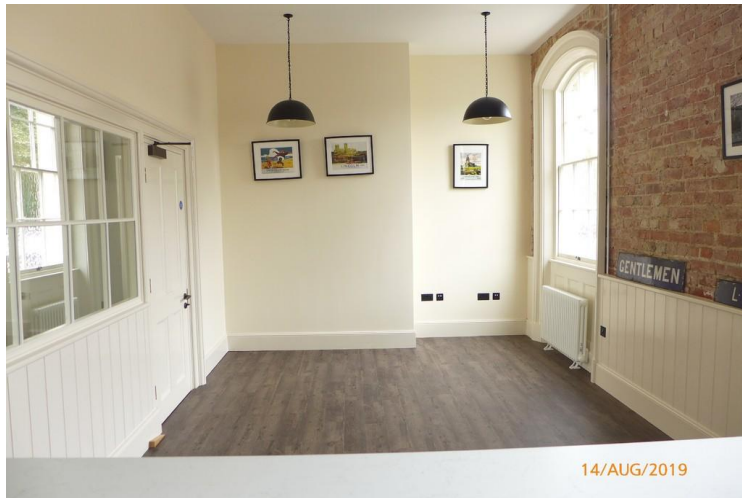
£600 pcm

Recently refurbished.
Grade 2 listed.
ideal for commuting.
Free parking.
Disabled Wc.
Male and female Wc.
Shared kitchen
Gas central heating.



Local Authority Council Tax Band EPC Rating

West Lindsey District Council



Main Entrance

Via twin part glazed doors with matching grey roller blinds leading into main entrance/waiting room.

Waiting room

13'04 x 13'03 Arched window to the front elevation, part light grey painted walls, twin old school style central heating radiators, track spotlighting with central ceiling light, fire alarm, intruder alarm, dark chrome power points, dark oak effect flooring, doors to both Wc's. Free standing seating.

Cafe room

23'04 x 11'11 Twin arched part frosted windows to the front elevation, picture glazed panels to the inner corridor, part painted in magnolia, part wall panelled with some exposed brickwork, range of fitted modern olive coloured base and drawer units with chrome handles having white marble effect working surfaces above incorporating a stainless steel sink unit and drainer, matching counter with cupboards below (could be removed if needed) space for fridge unit, built in dishwasher, four black low hung down lights, dark oak effect flooring, twin old school style radiator, dark chrome power points.



Disabled WC

Automatic lighting, low level flush WC, wall mounted wash hand basin, hand dryer, assistant rails, emergency pull cord, old school style central heating radiator, extractor fan, dark oak effect flooring.

Male and Female WC

Automatic lighting, frosted window to the front elevation, low level flush WC, wash hand basin, hand dryer, old school style central heating radiator, extractor fan, dark oak effect flooring built in cupboard housing the electricity meter and fuse box.

Shared Kitchen

9'04 x 5'06 Picture window to the rear elevation, fitted with a range of modern Olive wall base and drawer units with block beech working surface above incorporating a stainless steel sink unit and drainer above with mixer tap, built in under counter fridge unit, drink and food preparation areas, dark oak effect flooring.

Perkins George Mawer & Co

Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

Contact

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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.