



Retail in LN8

Union Street, Market Rasen, Lincolnshire,
LN8 3AA

£55,000 Starting Bid

Tenure

Freehold

Property features

- ✓ Freehold Retail Property
- ✓ Surrounding properties comprising a mixture of residential and business uses
- ✓ Vacant Possession

Arrange a viewing

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Branch Manager
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

LOCATION

The property is located within Market Rasen Town Centre, with Union Street being located just off Queen Street, close to a full range of amenities with surrounding properties comprising a mixture of residential and business uses.

DESCRIPTION

Freehold Two-Storey Retail Property For Sale Via Auction - We are pleased to offer this Freehold Retail Property, previously trading as a hairdressing and beauty salon, having retail space at ground and first floor level, together with a staff kitchen and WC facility to the rear extending, in total, to 50 sq.m (538 sq.ft), which is likely to be of interest to potential owner occupiers or investors looking to generate an income from renting the property to a Tenant. Union Street is located just off Queen Street within Market Rasen Town Centre and conveniently located for the Town's car park just across the road.

ACCOMMODATION

At ground floor level there is a large sales/retail area, extending to 21 sq.m (226 sq.ft), having a frontage of 4.5 metres and a depth of 5 metres. To the rear is a kitchen and WC area, whereas at first floor level, is a further open-plan retail/sales area, also extending to 4.5 metres x 5 metres. The accommodation benefits from having gas central heating and is generally well-presented but would benefit from further cosmetic improvements.

SERVICES

Mains drainage, gas, electricity and water are connected.

EPC Rating - D

TERMS

The property is available on a Freehold basis and being sold with the benefit of Vacant Possession.

OUTGOINGS

Rateable Value - £2,600

Small Business Multiplier (2024/2025) 49.9p in the £.

The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

VAT

The Vendor has confirmed that VAT is not chargeable in addition to the purchase price.

Price: Starting Bid £55,000

Property Type: Retail

Business Type: Residential Investments

Parking: None

Description

We are pleased to offer this Freehold Retail Property, previously trading as a hairdressing and beauty salon.



Location

The property is located within Market Rasen Town Centre.



EPC

This property's energy rating is D.



Tenure

Freehold; TITLE NUMBER: LL248331



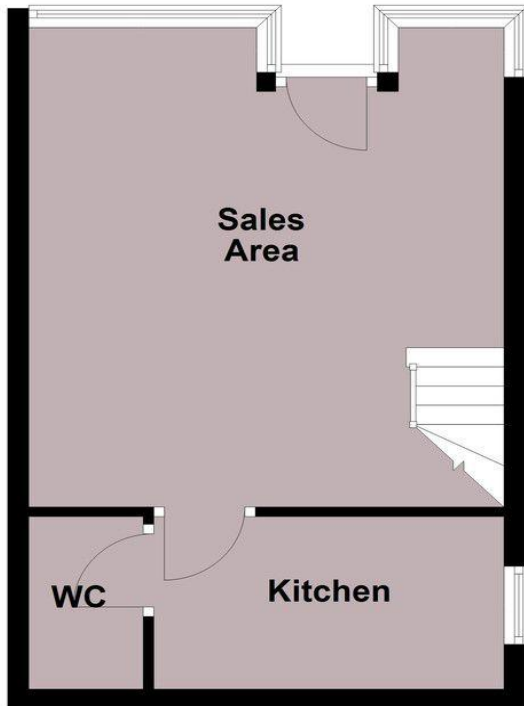
Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Ground Floor

Approx. 30.2 sq. metres (324.6 sq. feet)



First Floor

Approx. 22.5 sq. metres (242.2 sq. feet)



Total area: approx. 52.7 sq. metres (566.8 sq. feet)

Union Street, Market Rasen, Lincolnshire, LN8 3AA

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
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