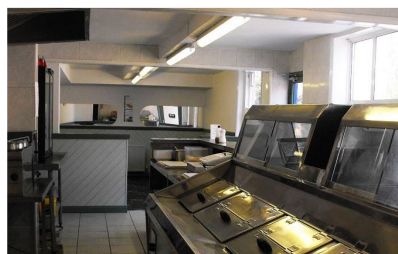
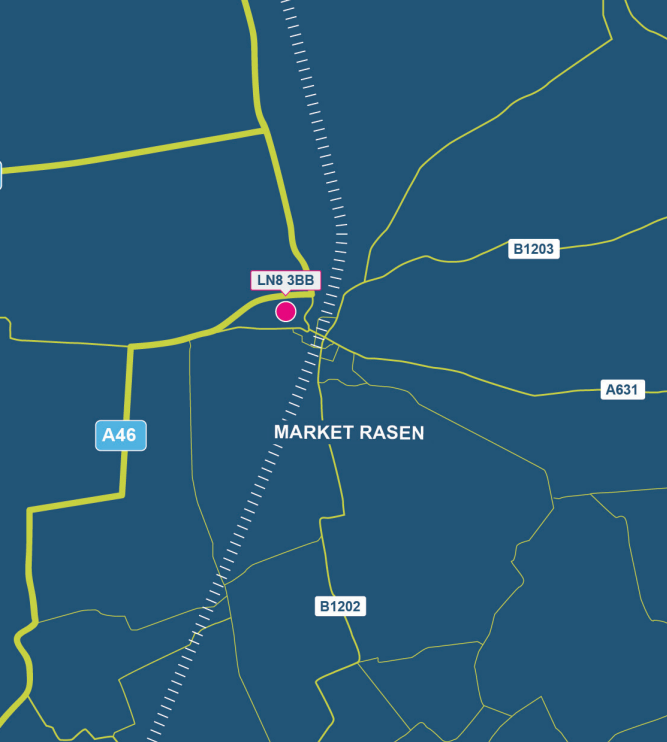




BANKS LONG&Co

17-21 KING STREET, MARKET RASEN,
LINCOLNSHIRE, LN8 3BB

- Established Fish & Chip Shop
- Substantial 5-bed residential accommodation included
- Fully equipped with Mallinsons 4-pan frying range and peeler/chipper
- Additional restaurant seating area providing circa of 20 covers
- Prominent High Street location on busy town centre thoroughfare
- **TO LET**



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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The property is situated in a prominent location on King Street, one of Market Rasen's busiest thoroughfares and just a very short walk from Market Rasen town centre.

Market Rasen is an affluent and historic market town within the Lincolnshire Wolds. The town hosts a variety of independent and national retailers, takeaways, restaurants, public houses and a large residential catchment within short walking distance.

The town hosts a strong infrastructure with good rail links to Grimsby and Lincoln which now has direct trains to London Kings Cross, quality schools and a new leisure centre currently under construction. The internationally famous Market Rasen Racecourse is located on the outskirts of the town.

PROPERTY

The property comprises a fully equipped ground floor fish and chip shop takeaway and restaurant premises available for immediate trading and occupation. The fish bar benefits from a fully integrated Mallinsons 4-pan frying range and peeler/chipper and extraction system. To the rear the property has a large reception area with open plan kitchen, preparation area and WC. The first and second floors are accessed via ground floor reception area and comprise a 5-bedroomed residential apartment with kitchen, family bathroom, lounge, and living room. One of the bedrooms benefits from an ensuite shower room.

Externally there is a large garden area.

SERVICES

We understand that mains services including gas, water, drainage and electricity are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

The property is currently used for hot food takeaway falling within Use Class A5 (Shop & Premises) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Property Measurement Guidance, we calculate that it provides the following floor areas:

Ground Floor

Fish Bar	47.57 sq m	(512 sq ft)
Prep area	27.56 sq m	(297 sq ft)
Kitchen	31.65 sq m	(341 sq ft)

First Floor

Bedroom 1	14.52 sq m	(156 sq ft)
Bedroom 2	16.08 sq m	(173 sq ft)
Bedroom 3	9.27 sq m	(99 sq ft)
Living room	32.74 sq m	(352 sq ft)
Bathroom	12.65 sq m	(136 sq ft)

Second Floor

Study	12.45 sq m	(134 sq ft)
Bedroom 4	12.66 sq m	(136 sq ft)
(Integrated ensuite)		
Bedroom 5	18.00 sq m	(194 sq ft)

Total NIA:	235.15 sq m	(2,531 sq ft)
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RATES

Charging Authority:	West Lindsey District Council
Description:	Shop & Premises
Rateable value:	£5,140
UBR:	0.504
Period:	2019-2020

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The property is available **To Let** on a new lease for a term to be agreed.

RENT

£15,000 per annum exclusive

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

Contact: Lewis Cove
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Ref. 3779/2019J