



4-6, Union Street

| Market Rasen | Lincolnshire | LN8 3AA

Guide Price £275,000



Perkins George Mawer & Co.

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



# 4-6, Union Street

Market Rasen | LN8 3AA

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Situated within walking distance of Market Rasen town centre, this property offers a unique opportunity to acquire Two well located Retail Units with Two First Floor Flats.

Both the double fronted retail unit and the flats above currently have sitting tenants, and offer an excellent investment opportunity.

- 2 x Commercial/Retail Units
- 2 x Residential Flats
- Town Centre Location
- Excellent Investment 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.







#### 4, Union Street

The property has direct access off Union Street and benefits from large windows to the front elevation. The front entrance opens up onto the main Retail Area. Beyond this are additional storage and welfare areas. This unit is currently occupied by long term tenants and is operating as a hair salon. There is also a small open courtyard area to the rear with a pedestrian door off the kitchen. No. 4 has mains electric, water, drainage and gas connected.

#### Retail Area

Operating as hair salon by current tenants. Space for washing stations (x2) and (x4) chair stations (not included in sale) with power connections and main service desk in centre (not included in sale).

#### Store

Boiler and hot water cylinder, doorway leading on to main retail area.

#### Office

Connecting door (unused) to No. 6.

#### Kitchen

Fitted wall and base units, sink with drainer, plumbing for washing machine and door onto Courtyard.

#### WC

WC and separate hand basin.

#### 4a, Union Street

Situated above the retail unit, 4a is a 2 bedroom well flat and benefits from a separate pedestrian access off Union Street. The accommodation briefly comprises: -

#### Lounge

With radiator, chimney recess with gas point and window overlooking Union Street.

#### Kitchen

Wall and base units with, built in sink, ceramic hob and extractor fan. Wall mounted boiler, plumbing for washing machine and tiled flooring.

#### Bedroom 1

Double glazed window to front elevation,

#### Bedroom 2

With single window and airing cupboard housing hot water cylinder.



### Bathroom

Bath with shower over, WC and separate pedestal sink. Part tiled walls and tiled floor.

### 6, Union Street

Also benefitting from a separate access off Union Street, this unit is currently functioning as a shop with a long term tenant. The property lends itself to a range of uses with a the large open retail area, double glazed window frontage and additional storage space to the rear. There are mains electric, water, drainage and gas connection is existence.

### Retail Area

Large open retail space with desk area and under stairs storage.

### Kitchen/Storage

Fitted wall and base units with sink and drainer.

### WC

Pedestal basin and separate WC.

### Store

Accessed off the main Retail Area.

### 6a, Union Street

### Lounge

With radiator and two windows with views to rear.

### Kitchen

Base and wall units with tiled splash back. Built in oven with hob and extractor. Integrated washing machine, fridge freezer and sink with drainer.

### Bathroom

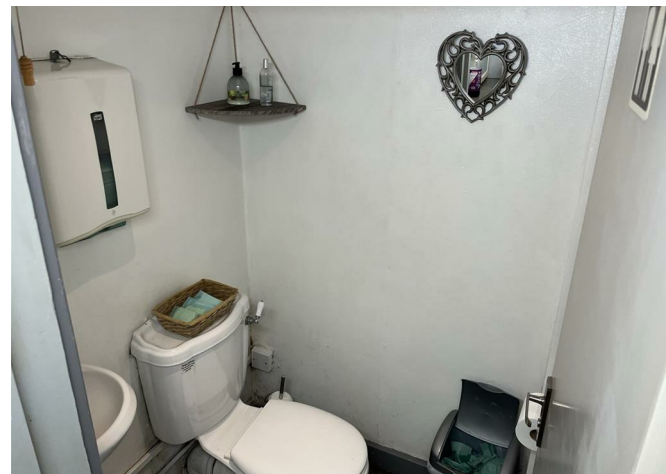
White suite with sink, back to wall WC, bath and separate shower cubicle. Airing cupboard with hot water cylinder.

### Bedroom 1

Built in wardrobes with over head wall units and base cupboards. Radiator and single window.

### Bedroom 2

Radiator and single window overlooking Union Street.



### Outside

No. 4 benefits from a patio courtyard area which can be accessed via a secure door off the kitchenette.

### Services

Mains electric, gas, water and mains drainage are connected to the subject property.

Electrical Installation Certificates and Gas Safety Record available on request.

### Tenure and Possession

The property is offered for sale freehold subject to Commercial Lease agreements on both retail premises being No. 4 and No. 6.

In addition the residential flats, No. 4a and No. 6a are subject to Assured Shorthold Tenancy agreements.

### Method of Sale

The property is for sale by Private Treaty.

### Outgoings

Business Rates are payable to West Lindsey District Council (WLDC) on the two commercial properties. No. 4 and No. 6 have current rateable values (1 April 2023 to present) of £4,350 and £4,400 respectively.

The flats, being No. 4a and No. 6a are both categorised as Council Tax Band A.

### Buyer Identity Check

Prospective purchasers will be required to provide the necessary identification for the purposes of the Anti-money laundering regulations.

### Viewing

Strictly by appointment through the Selling Agents, Perkins George Mawer & Co.

T: 01673 843011

### EPC

No. 4:- D

No. 6:- C

No. 4a:- D

No. 6a:- D





### First Floor Flat

Approx. 64.7 sq. metres

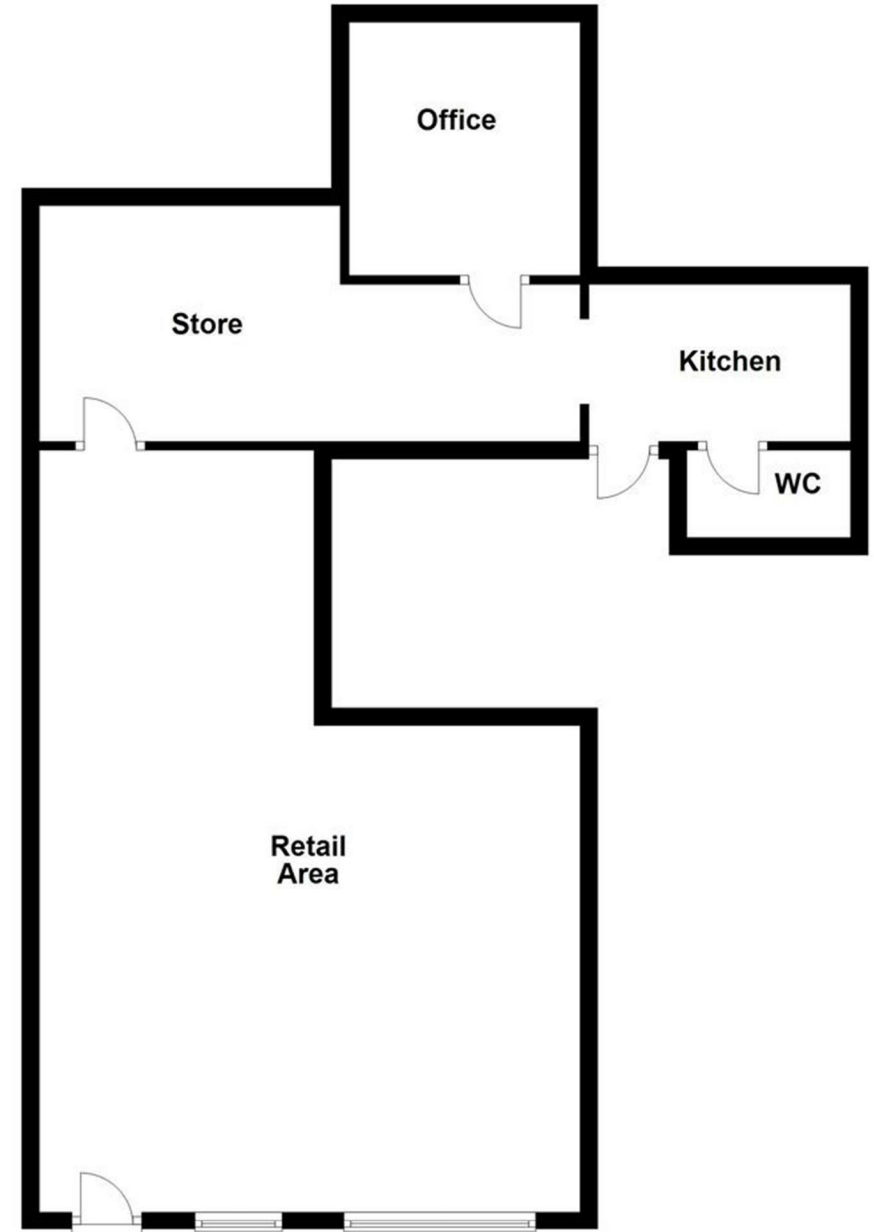


Total area: approx. 64.7 sq. metres

Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforprpt)  
Plan produced using PlanUp.

### Ground Floor

Approx. 74.7 sq. metres

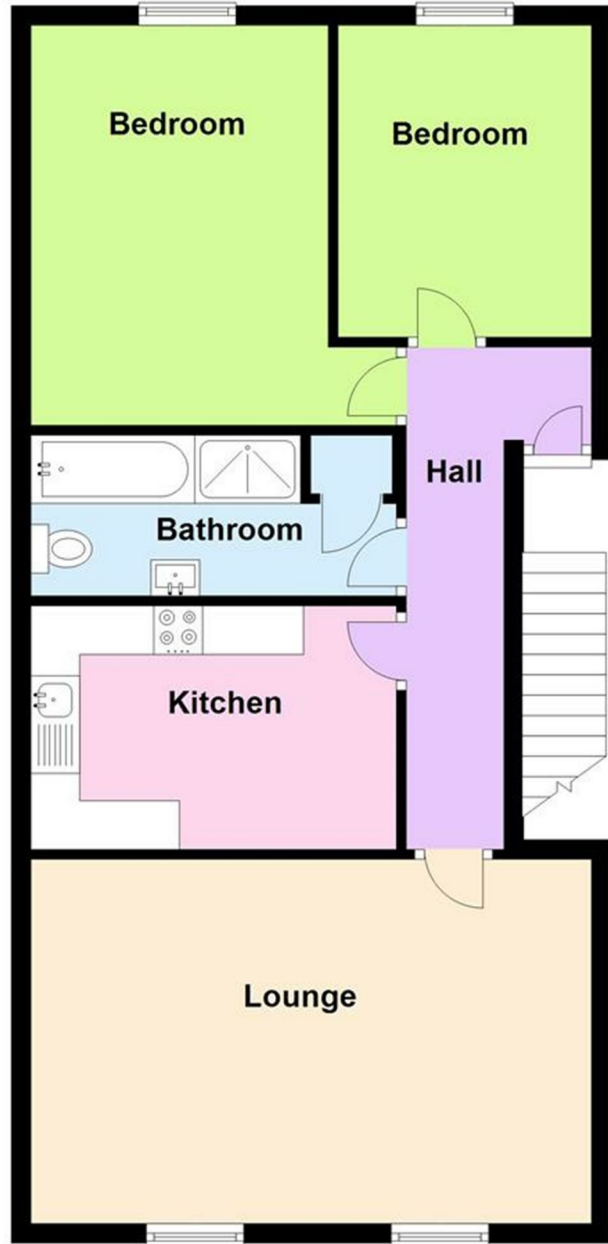


Total area: approx. 74.7 sq. metres

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### First Floor Flat

Approx. 66.7 sq. metres

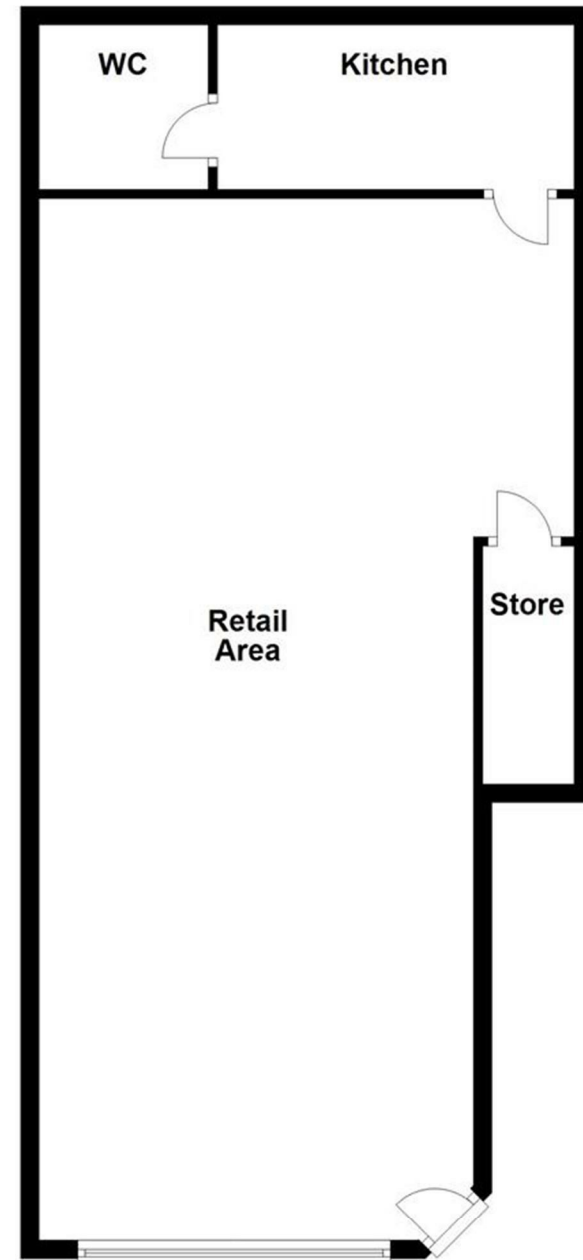


Total area: approx. 66.7 sq. metres

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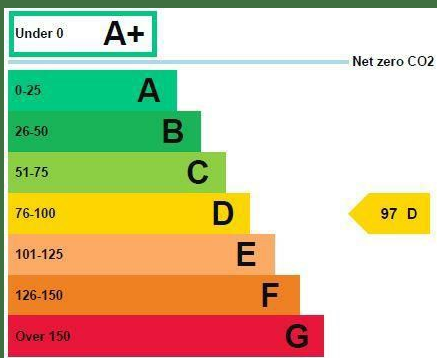
### Ground Floor

Approx. 72.1 sq. metres

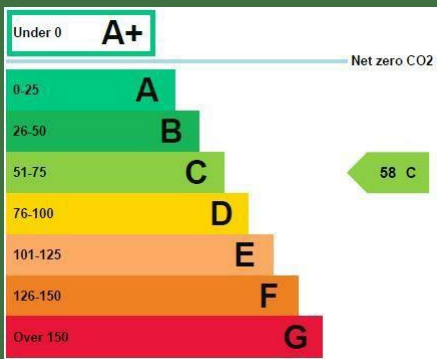


Total area: approx. 72.1 sq. metres

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
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21-38	F		
1-20	G		



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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.