



5-7, Union Street

| Market Rasen | LN8 3AA

Asking Price £69,000



Perkins George Mawer & Co.

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

# 5-7

Union Street |

Market Rasen | LN8 3AA

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Double Fronted Shop Unit within Market Rasen Town Centre.

Accommodation comprising: Double Shop Fronted Unit, Inner Hall with Storage Recess, Cloakroom, Rear Store Room.

- Double Fronted Shop Unit
- Freehold Premises
- Cloakroom
- Market Rasen Town Centre
- Rear Store Room
- No Chain

### Shop Unit, 5 Union Street

27'3 max x 11'6 ave (8.31m max x 3.51m ave)

Measurement into Bay fronted window to front. Night storage Heater. Open Plan to Shop Unit, 7 Union Street. Doorway to Inner Hallway.

### Shop Unit, 7 Union Street

13'4 max x 13'6 (4.06m max x 4.11m)

Into bay window to the front. Night storage heater. Open Plan to Shop Unit, 5 Union Street.

### Inner Hallway

Storage recess. Doors to Cloakroom and Rear Store Room

### Cloakroom

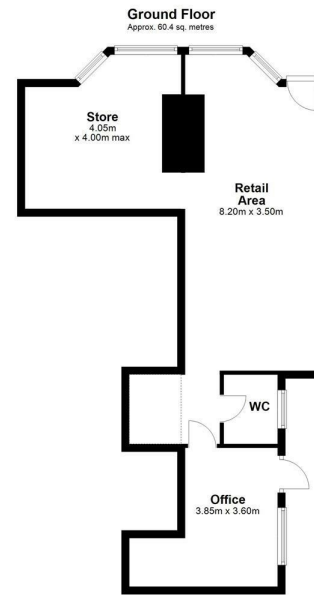
Low Level W.C. Pedestal wash basin. Window to side.

### Rear Store Room

11'9 x 8'1 plus recess (3.58m x 2.46m plus recess)  
Window to side. Night Storage/Convector Heater. Door to Outside (only for Maintenance and Repairs).

### Additional Information

Tenure: Freehold  
Services: Mains Water and Electric  
Business Rates: None paid at present



Total area: approx. 60.4 sq. metres

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston@epcforproperty.net  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Perkins George Mawer & Co

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