



Perkins George Mawer & Co.

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



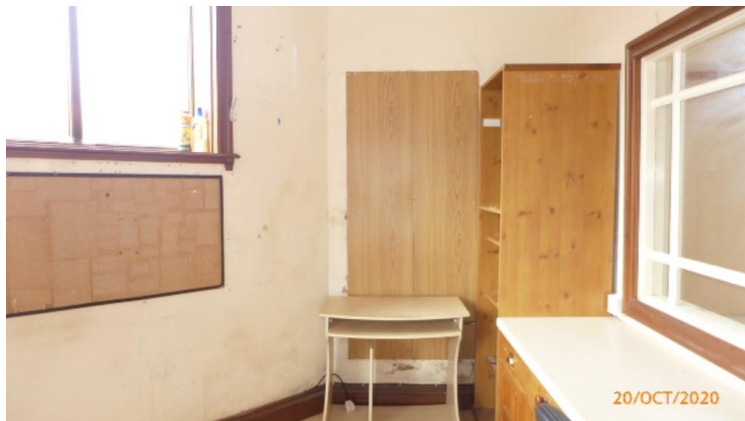
Unit 1 & 1a Dear Street

Business park
Market Rasen
LN8 3BH

£1,200 Rent pcm

Commercial Unit
Town centre location





Spacious adjoining units available to let in the heart of Market Rasen town.

MAIN ENTRANCE

Via mahogany stained door with decorative glazed panels with matching side panel leading into the main shop/storage entrance.

MAIN SHOP/STORAGE

30' 07" x 14' 03" (9.32m x 4.34m) Twin frosted double glazed windows to the side elevation, built in side shelving units, strip lighting to the ceiling, laminate wood effect flooring.



OFFICE

13' 05" x 9' 02" (4.09m x 2.79m) Door and picture window looking in to the office room, double glazed frosted window to the side elevation, fitted with a range of built in counter tops and drawer units, telephone point, ceiling lights, laminate wood effect flooring.



STORE ROOM ONE

31' 09" x 12' 06" (9.68m x 3.81m) Frosted windows to the rear elevation, picture window looking in to the office, part wooden partitioning structure, part laminate wood effect flooring, emergency door to the rear elevation.

STORAGE ROOM TWO

26' 11" x 15' 09" (8.2m x 4.8m) Frosted window to the front elevation, fitted display shelving, part pine effect wall panelling, curtain across to inner corridor.



INNER CORRIDOR

14' 01" x 7' 08" (4.29m x 2.34m) fitted shelving units, openings to inner rooms.

STORAGE ROOM THREE

19' 02" x 14' 05" (5.84m x 4.39m) double opening doors to the front elevation, sky light, sink unit, strip lighting.

STORAGE ROOM FOUR

29' 09" x 40' 2" (9.07m x 12.24m) Access via single roller door opening, glazed windows to the front and rear elevations, strip lighting to the ceiling.

STORAGE ROOM FIVE

14' 03" x 9' 02" (4.34m x 2.79m) Double opening doors to the front elevation, fitted shelving units.

SHARED WC

Shared Wc located next door to the units available.

VIEWING

Strictly through the Selling Agents at their Market Rasen office. Tel: 01673 843011

OPENING HOURS

Monday to Friday: 9 am to 5 pm - Saturday 9 am to 12.00 pm

WEBSITE

You will find a further selection of our properties if you log onto

www.perkinsgeorgemawer.co.uk

www.rightmove.co.uk

www.uklandandfarms.co.uk



**Local Authority
Council Rates
EPC Rating**

West Lindsey District Council

TBC



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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.