



**16 Oxford Street,
Market Rasen, LN8 3AL**



Book a Viewing!

£125,000

An exciting opportunity to acquire a substantial and characterful mixed-use property, ideally positioned in the centre of Market Rasen, a popular market town on the western edge of the Lincolnshire Wolds. The property is surrounded by a wide range of local amenities and is only a short walk from the Market Place and railway station, while Market Rasen Racecourse is also within walking distance. Offering approximately 275 sq m of internal accommodation and outbuildings, the property provides a highly adaptable combination of former commercial space, residential accommodation, storerooms and traditional outbuildings.

The front section of the building was previously operated as a cafe and remains classed for commercial use. This area comprises a side entrance, inner hallway, two substantial former dining areas, a former commercial kitchen, WC and stores. To the rear is an adjoining three-bedroom residential home. The ground-floor accommodation includes a kitchen, lounge, conservatory and store, with stairs leading to a first-floor landing, three bedrooms, a bathroom and a separate shower room. Beyond the residential accommodation is a further range of substantial storerooms and traditional outbuildings. These buildings were historically used in connection with the town's former butcher and baker businesses, reflecting the varied commercial history of the property. The overall layout offers considerable scope and could suit a variety of future uses. Potential options may include reinstating a commercial business at the front, continuing a mixed commercial and residential arrangement, converting the entire building into a single residential dwelling or exploring conversion into multiple residential units. Any alteration to the existing use, including conversion of the commercial frontage into residential accommodation, would be subject to the necessary planning permissions, building regulations approval and any other required consents. The property represents an unusual opportunity for an owner-occupier, investor or developer seeking a substantial and flexible building in a central town location. Viewing is strictly by appointment.



LOCATION

Market Rasen is a well-positioned market town situated on the western edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The town offers a good range of everyday amenities, including independent shops, supermarkets, cafes, public houses, schools, medical facilities and professional services. Market Rasen also has a railway station on the Grimsby, Lincoln and Nottingham line. The town is well known for Market Rasen Racecourse and also benefits from a golf club and a range of sports and leisure facilities. Road links provide access to Lincoln, Louth and the surrounding towns and villages. The property itself occupies a particularly convenient central position, within easy walking distance of the Market Place, shops, railway station and other town amenities.

ACCOMMODATION

SIDE ENTRANCE

Providing access into the property.

INNER HALLWAY

Providing access to the former commercial accommodation.



FORMER DINING AREA
29' 6" x 12' 8" (8.99m x 3.86m)

FORMER KITCHEN
25' 5" x 7' 3" (7.75m x 2.21m)

FORMER DINING AREA
13' 11" x 9' 1" (4.24m x 2.77m)

WC

STORE
9' 10" x 9' 1" (3m x 2.77m)

STORE
9' 10" x 9' 2" (3m x 2.79m)



KITCHEN
13' 7" x 13' 0" (4.14m x 3.96m)

LOUNGE
14' 1" x 13' 0" (4.29m x 3.96m)

CONSERVATORY
13' 0" x 7' 9" (3.96m x 2.36m)

STORE
9' 11" x 6' 3" (3.02m x 1.91m)



FIRST FLOOR LANDING
Providing access to the bedrooms, bathroom, shower room and stores

BEDROOM
14' 2" x 14' 1" (4.32m x 4.29m)

BEDROOM
14' 1" x 8' 6" (4.29m x 2.59m)

BEDROOM
14' 1" x 11' 1" (4.29m x 3.38m)

STORE
41' 7" x 9' 1" (12.69m x 2.77m)



BATHROOM
6' 6" x 9' 3" (1.98m x 2.82m)

SHOWER ROOM
8' 2" x 5' 9" (2.49m x 1.75m)

STORE
4' 0" x 7' 9" (1.241m x 2.36m)

STORE
10' 0" x 9' 2" (3.05m x 2.79m)



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

COUNCIL TAX

Rear of 16-18 Oxford Street, Market Rasen - Band C
(West Lindsey District Council)



Frontage - Non-domestic (see below)

Rateable Value

Frontage (Commercial Element): £1,975

Small Business Multiplier (2024/25): 49.9p in the £.

The property may qualify for Small Business Rates Relief depending on individual circumstances. Interested parties should make their own enquiries with West Lindsey District Council.

IMPORTANT PLANNING INFORMATION

The property is currently arranged as a combination of commercial and residential accommodation. Planning permission may be required to convert the former cafe and commercial frontage into residential use. No assumption should be made that the whole property can be occupied as a single residential dwelling without the necessary approvals. Interested parties should make their own enquiries with the local planning authority and seek independent professional and legal advice before proceeding.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.







WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](https://www.mundys.net)

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey M RICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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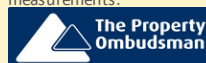
29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.



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