



Perkins George Mawer & Co.

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



41 Queen Street

Market Rasen
LN8 3EN

Guide Price **£290,000**
Freehold

Shop in Main Street of the Town
Former Restaurant/Tea Room
Food Preparation Kitchen.
Emergency Exit and Lighting.
Side access to Apartments
Two 2- bedroomed Apartments.
2 Redundant Buildings to Rear





Main Shop

6.74m x 6.18m Double doors to the front elevation with dual frontage, side emergency exit door leading to side alleyway. Three reproduction cast central heating radiators, picture rail, part wall panelling, dark oak flooring, access to unused cellar, serving counter, wall mounted stainless steel wash hand basin, grey granite effect preparation counters and shelving, open archway leading through to the kitchen and preparation area.



"L" Shaped Kitchen

4.08m x 3.14m Commercial electrical cooker point with fitted stainless steel extractor canopy, range of white wall base and drawer units with grey granite effect preparation tops, Velux window, wall mounted "Baxi" combination boiler unit, emergency lighting, strip lighting stainless steel wash hand basin, twin bowl stainless steel sink unit and drainer, floor to ceiling wall tiling.



Disabled WC

Disabled WC wall mounted wash hand basin, pedestal wash hand basin, grip hand rails, built in vanity unit with grey, granite effect tops above, wall mounted hand dryer, central heating radiator, loft access, built in lockable storage cupboard, extractor fan, emergency lighting.

To Apartments

3.16m x 1.84m Door from the side alley leading to the apartment entrance hall, staircase leading to the first floor accommodation, glazed window to the side elevation, doors to each apartment, central heating radiator.



Apartment One (41 A)

Entrance door leading to the entrance hallway, staircase leading to first floor accommodation, central heating radiator, doors to all other rooms.

Bedroom One

3.86m x 3.62m Glazed window to the front elevation, fitted double door mirrored wardrobes, gas central heating radiator.

Bedroom Two

2.86m x 2.81m Glazed window to the front elevation (part restricted head height) central heating radiator.

Bathroom

9'03 x 5'0 Low flush WC, pedestal wash hand basin, bath with matching side panel incorporating electric shower unit, extractor fan, splash back wall tiling, central heating radiator, wood effect flooring.

Staircase to open plan Sitting Room

Sitting Room

6.24m x 3.87m Glazed window to the front elevation, white fire surround with ornate black cast open fire for decoration, central heating radiator, telephone and television points, wood effect flooring, intercom system, door leading through to the breakfast kitchen.

Breakfast Kitchen

4.07m x 3.66m Glazed window to the rear elevation, fitted with a modern range of maple effect wall base and drawer units with complementary black working surfaces above incorporating a stainless steel sink unit and drainer, twin glazed wall mounted display units, fitted stainless steel electric oven and hob with extractor canopy above, wall mounted "Baxi" combination boiler unit, splash back wall tiling, plumbing and space for washing machine, central heating radiator, wood effect flooring.

Apartment Two (41B)

Main entrance leading into hallway having staircase leading to the first floor accommodation, central heating radiator, doors to all other rooms.

Entrance hall

Staircase leading to the first floor accommodation, doors to all other rooms.

Bedroom One

3.74m x 2.72m Glazed window to the rear



elevation, central heating radiator.

Bedroom Two

2.70m x 2.18m Glazed window to the rear elevation, central heating radiator.

Bathroom

2.70m x 1.50m Glazed window to the rear elevation, bath with electric shower above, pedestal wash hand basin, low flush WC, extractor fan, part tiling to the walls, central heating radiator, tile effect flooring.

Staircase to Open Plan Sitting Room

Open plan Lounge/Kitchen

6.64m x 3.74m Triple windows to the front elevation, glazed window to the side elevation, black cast ornate open fire for decoration, kitchen area fitted with a range of maple effect wall base

and drawer units with complementary black working surfaces above incorporating a stainless steel sink unit and drainer, built in stainless steel single electric oven and hob, wood effect flooring, splash back wall tiling, wood effect flooring, loft access, twin central heating radiators, television and telephone points, built in storage cupboard having wall mounted "Baxi" boiler unit, plumbing and space for washing machine.

Outside

There are two redundant buildings to the rear of the principal building offering scope for further renovation (subject to obtaining necessary consents), storage building, pathway and gate leading to extensive rear car parking area with boundary fencing and gate.

Tenure and Possession

Freehold

Vacant possession will be given on completion on the purchase.

Services

The owner/occupier informed us that any services; or appliances (including central heating if fitted) referred to in this brochure operates satisfactorily, but they have not been checked. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliance.

Fixtures and Fittings

Only those items described within these sales particulars are included within the sale.

Brochure Details

This brochure including photography was prepared by Perkins, George Mawer & Co. In accordance with the seller's instructions of January 2019

Viewings

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

Opening Hours

Monday to Friday : 9 am to 5.15 pm - Saturday
9 am to 12.00 pm

Websites

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

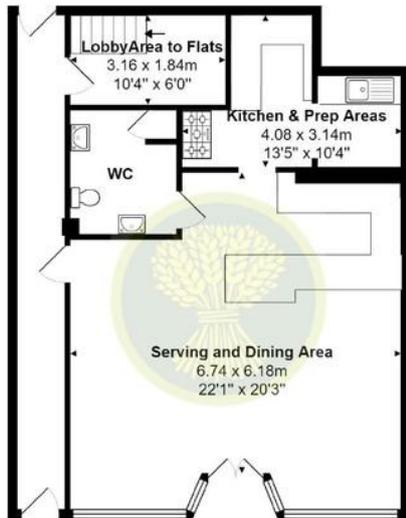
www.perkinsgeorgemawer.co.uk

www.uklandandfarms.co.uk

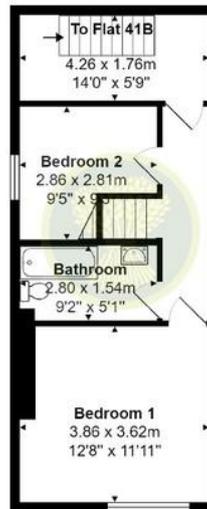
**Local Authority
Council Tax Band
EPC Rating**

TBC

Substantial but delapidated 2 Storey Outbuildings to the rear.

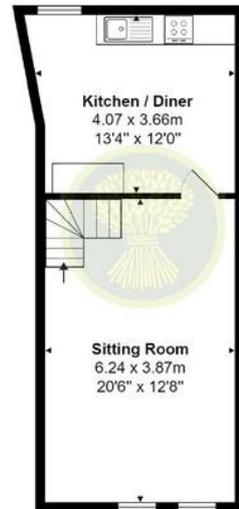


Approx. Total Area: 75.9 m² ... 817 ft²



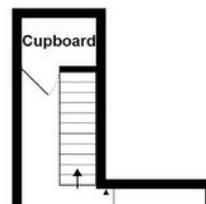
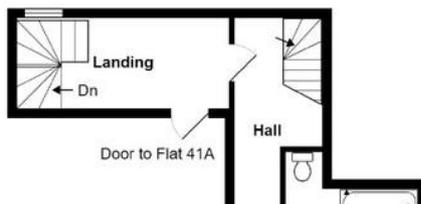
1st Floor

Approx. Area: 38.7 m² ... 416 ft²
Approx. Total Area: 77.9 m² ... 839 ft²



Top Floor

Approx. Area: 39.3 m² ... 423 ft²



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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.