



23 Market Place, Market Rasen LN8 3HL

£600 Per Month



## Full Description

\*\*\*\* HIGH STREET RETAIL PROPERTY TO LEASE \*\*\*\*

Market Rasen is cultured, commercial and full of history. The lower ground comprises of two rooms and kitchen facilities. The property is available now for all enquiries and viewings please contact IPS Estates on 0115 9444910 or email [lettings@ipsestates.com](mailto:lettings@ipsestates.com) The available unit extends to 1743 sq ft. For Non - Domestic Building Energy Performance Certificate (94 D). Above the premises is an opportunity to rent a three bedroom flat, which can be rented along with the commercial premises if required at an additional PCM.



Subject to business rates may differ. Rateable value £2,325

We understand the property has the benefit of planning consent for use class E and may be suitable to alternative uses subject to necessary

planning.

All measurements are approximate and general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

Whilst we endeavor to make ourselves particularly accurate every attempt on property description has been made to ensure accuracy they must not be relied on.

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

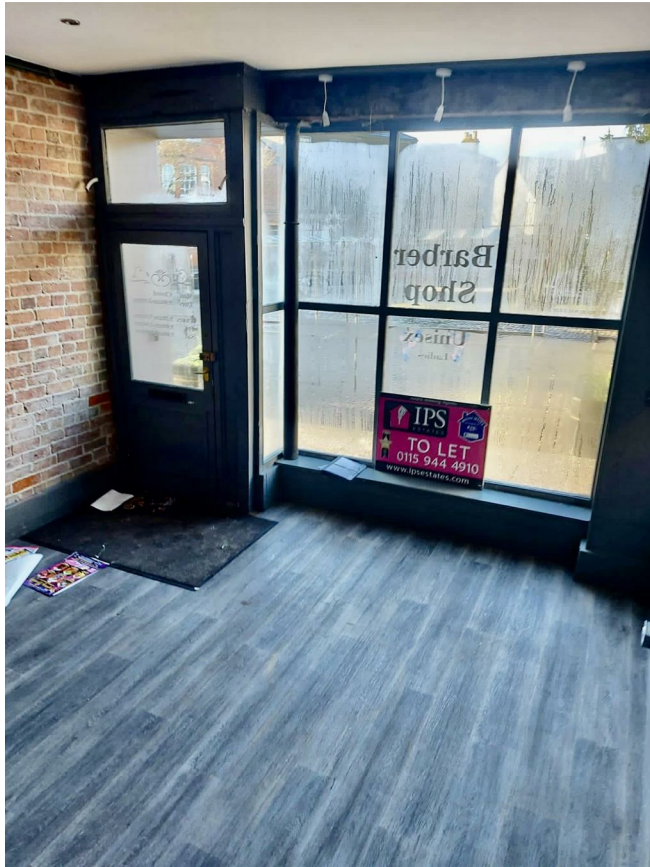
2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Ilkeston Property.com Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Ilkeston Property.com Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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