



**Thriving Coffee Shop/Sandwich Bar with excellent potential for Hot Food
Takeaway Opportunities**

5 Lincoln Road, Welton, Lincoln, LN2 3HZ



**Price £39,500
(Lease, Business and All Fixtures & Fittings)**

Located within the heart of one of Lincolnshire's most popular villages, we are delighted to offer for sale this superbly equipped coffee shop/hot food takeaway business, which has become popular with local residents, given its prime village location and excellent reputation. Currently serving hot drinks, sandwiches, snacks and speciality pizzas, but having potential for being further developed for the evening trade for Hot Food Takeaway uses. Further business information is available upon request.





LOCATION

The business is prominently located centrally within Welton Village, adjacent to Welton Paper Shop and the Black Bull Public House and also within close proximity of the Co-op Supermarket. The property further benefits from parking space immediately outside the property within a public parking area and Welton Village is located approximately 7 miles north-east of Lincoln City Centre, easily accessible via the A46.

DESCRIPTION

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ACCOMMODATION

The ground floor accommodation is principally open-plan having a seating area to the front and fully equipped kitchen to the rear. The internal floor area extends to 20 sq.m (215 sq.ft).



A full inventory covering all business fixtures and fittings included in the sale is available upon request.

SERVICES

Mains water, drainage and electricity are connected. The services are sub-metered from the first floor accommodation which comprises a hairdressing salon.

EPC Rating - B

LEASE TERMS

The property is available to let under the terms of a new Lease for a minimum term of three years, subject to an annual rental of £9,000 (£750 pcm).

The Tenant will be responsible for the accommodation on an Internal Repairing Basis and the Landlord will charge back a proportion of the costs associated with external buildings maintenance and buildings insurance on a 50/50 basis with the first floor accommodation.

BUSINESS RATES

Rateable Value - £4,500 although this includes the first floor accommodation and will therefore be split into two separate Rateable Values, likely to be in the region of £3,000, but subject to formal clarification.

Small Business Multiplier (2024/2025) 49.9p in the £. The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

VAT

VAT is not understood to be chargeable in addition to the rent or purchase price of the business.

LEGAL COSTS

The ingoing Tenant will be responsible for the Agent's referencing fee of £120 inc VAT in respect of the Lease together with the Landlord's reasonable legal costs for the production of the Lease.

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

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in one of our offices or visit our website for more details.

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 015 22 55 60 88 and ask for Steven Spivey MRICS.

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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