



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

5 Lincoln Road, Welton, Lincoln, LN2 3HZ

**Price £17,500
(Lease and All Fixtures & Fittings For Sale)**

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 to include all business fixtures and fittings. The cafe is well-supported by local residents, given its prime village location being situated on the village green and excellent reputation. The current owners are retiring due to other commitments but they will still occupy the first floor accommodation and will be on hand during the handover.





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 fixtures and fittings.

LEGAL COSTS

The incoming 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 to 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 01522 556088 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 these 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

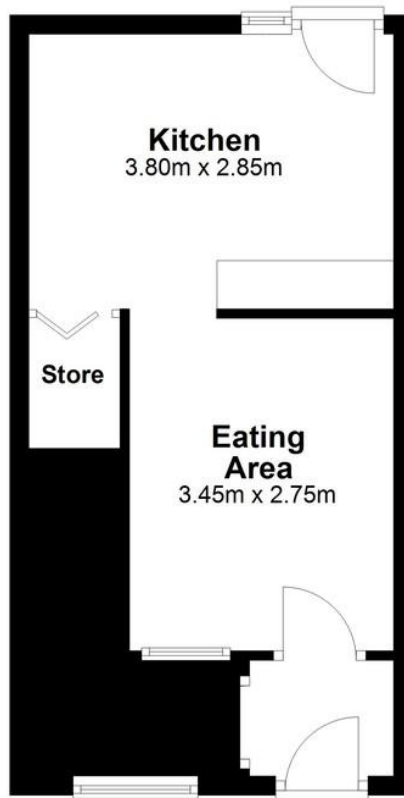
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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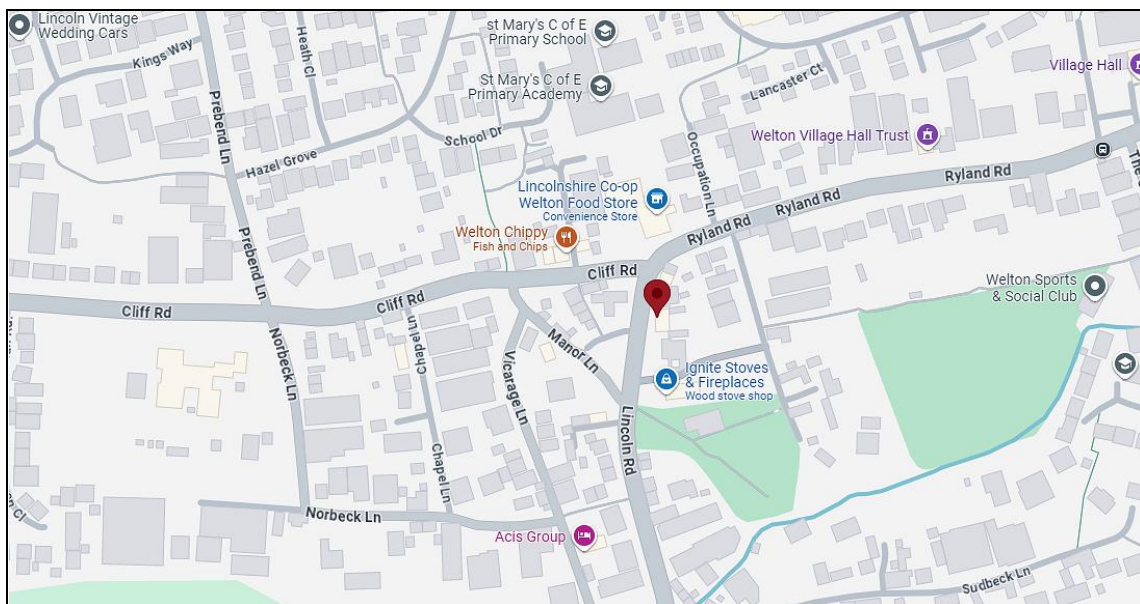
Ground Floor

Approx. 29.3 sq. metres



Total area: approx. 29.3 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston(info@epcforproperty.net)
Plan produced using PlanUp.



29-30 Silver Street

Lincoln

LN2 1AS

commercial@mundys.net

01522 556088

22 Queen Street

Market Rasen

LN8 3EH

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.

