



**14/14A Courtyard Mews, Grantham Road**

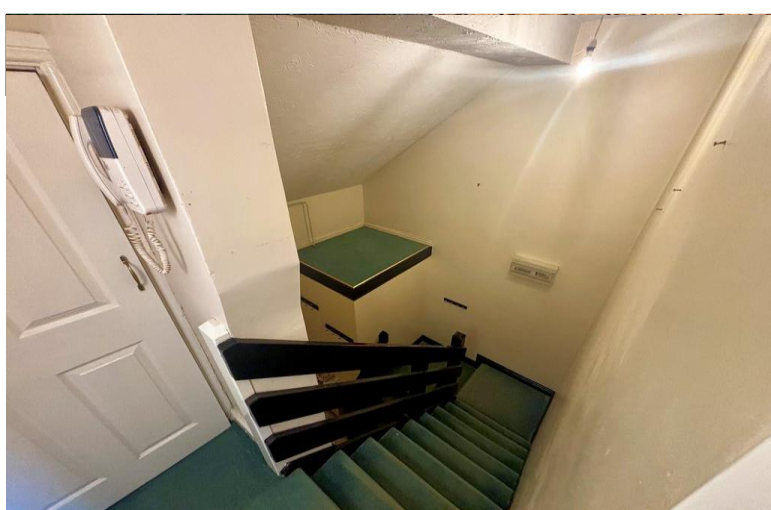
Navenby, Lincoln, LN5 0EU

**Guide Price £260,000**

## **Detached Mixed-Use Investment Property For Sale**

We are pleased to offer for sale this modern purpose-built property comprising a ground floor retail unit, currently trading as a successful hairdressing salon, together with a self-contained one bedroom apartment above, offered for sale subject to a tenancy on the ground floor accommodation and Vacant Possession of the upper floor apartment. The property benefits from having parking space to the front and rear and, whilst the apartment would benefit from further refurbishment, it offers an excellent opportunity to a local Investor. The ground floor accommodation extends to 60 sq.m (646 sq.ft) and the first floor apartment extends to 54 sq.m (581 sq.ft) Viewing is highly recommended.





#### LOCATION

The property is located on the southern fringe of the popular village of Navenby, situated approximately 10 miles south of Lincoln City Centre and fronting onto the A607. Navenby village is a highly regarded affluent village with a vibrant High Street, which includes a range of independent retailers covering all day-to-day needs.

#### DESCRIPTION

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#### ACCOMMODATION

The ground floor salon is principally open-plan and presented to a high specification.





The upper floor apartment is self-contained having access from the rear courtyard area, giving access to an open-plan living room/kitchen, bedroom and bathroom/WC. The apartment has the benefit of potential for alteration to comprise two bedrooms, given the current layout.

**SERVICES**

The retail unit and apartment are separately serviced, having mains electricity, water and drainage.

EPC Ratings - B(38) Retail & E(52) Apartment.

**TENURE INFORMATION**

The property is held on a Freehold basis and is subject to a ground floor tenancy agreement commencing 1st March 2026 for a term of 6 years with a current passing rent of £13,800 per annum, subject to a rent review at the end of the third year of the term. Full details are available on request.

The first floor apartment is being offered for sale with Vacant Possession in order to allow the Purchaser the opportunity of undertaking some cosmetic improvement in order to achieve an optimum rental level.

**BUSINESS RATES & COUNCIL TAX**

The retail premises have a Rateable Value of £10,250 (effective from 1st April 2026).

The first floor apartment has a Council Tax Band of A (North Kesteven District Council).

**VAT**

VAT is not payable in addition to the purchase price.

**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](http://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**

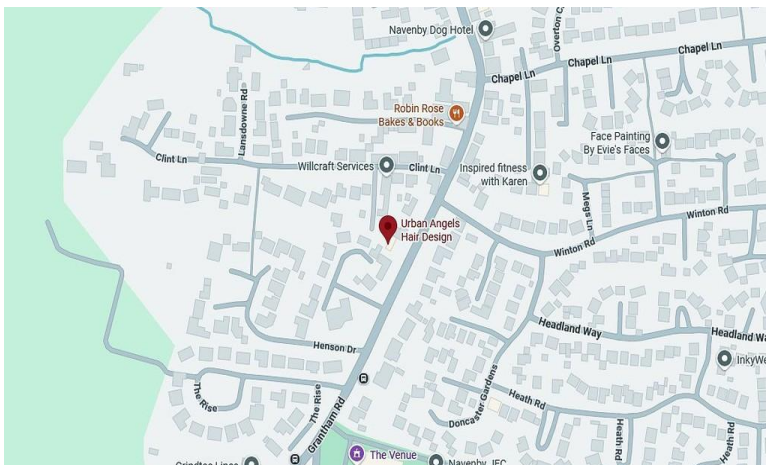
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**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:

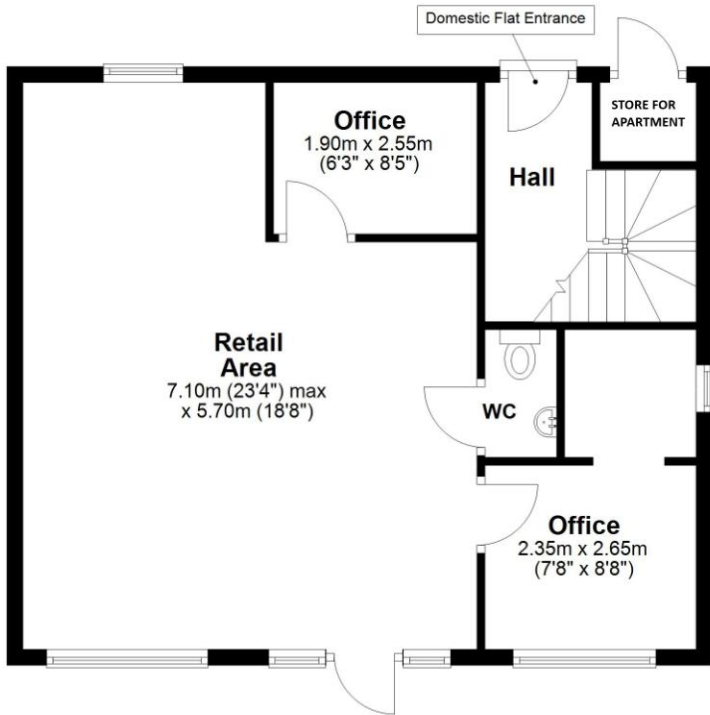
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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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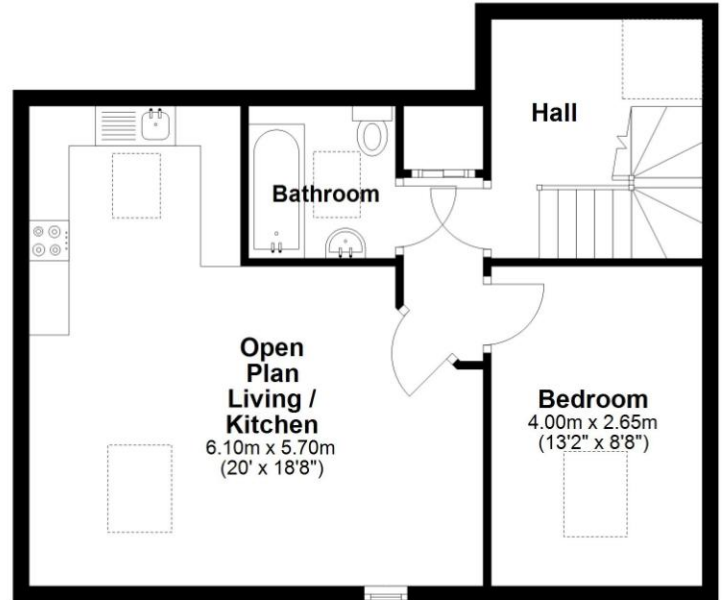
## Ground Floor - Commercial Unit

Approx. 60.0 sq. metres (645.8 sq. feet)



## First Floor - Domestic Flat

Approx. 53.7 sq. metres (577.9 sq. feet)



Total area: approx. 113.7 sq. metres (1223.7 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

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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.

