



**34 High Street**

**Navenby, Lincoln, LN5 0DZ**

**Price £325,000**

**Freehold Two-Storey Retail Premises, suitable for a variety of uses**

We are delighted to offer for sale, this centrally located, very well-presented two-storey property that has been extended and much improved by the current owners and currently trades as a two-storey antiques centre, together with an excellent coffee shop to the rear, benefitting from a recent conservatory addition together with outdoor seating. The property has a total internal floor area of 143 sq.m (1,540 sq.ft) and is considered suitable for a variety of business uses. Alternatively, subject to the necessary planning permissions, the rear ground floor accommodation and upper floor space would make a superb residential apartment.





#### LOCATION

The property is located centrally within the thriving High Street of Navenby Village, which offers an excellent range of local amenities, being one of Lincoln's most desirable villages, renowned for its vibrant High Street and strong local community.

Navenby is located approximately 10 miles south of Lincoln and 15 miles north-east of Newark upon Trent. Sleaford is located approximately 10 miles to the south, accessed via the A15. Navenby had a population of 2,361 in the 2021 census.

#### DESCRIPTION

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## ACCOMMODATION

The ground floor comprises an open-plan retail area with staff WC facility off. Beyond the primary retail space is a lobby with separate access via a side passageway, which leads to the popular cafe with disabled access-compliant WC facility and the delightful, recently installed contemporary conservatory to the rear, which opens out onto a courtyard garden where there is further seating.

The first floor is accessed via two separate staircases and comprises open-plan retail space.

As highlighted previously, there is considered to be potential for converting the rear ground floor and upper floor accommodation into residential accommodation, given that there is separate access via the side passageway. This would be subject to the necessary Planning Permissions.

## SERVICES

Mains drainage, gas, electricity and water are connected. Heating is via a gas boiler, serving radiators throughout, and supplemented by modern infrared heaters in the cafe.

## EPC RATING – C

## TENURE

The property is being offered for sale on a Freehold basis.

## BUSINESS RATES

Rateable Value - £6,200 applicable from 1st April 2026

Small Business Multiplier (202/2026) 49.9p in the £.

The property may qualify for small business rates relief.

Prospective Tenants should make their own enquiries regarding Small Business Rates Relief.

## VAT

To be confirmed.

## PARKING

On-street parking is available along High Street.

## VIEWINGS

By prior appointment through Mundy's.

## 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.

## 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.

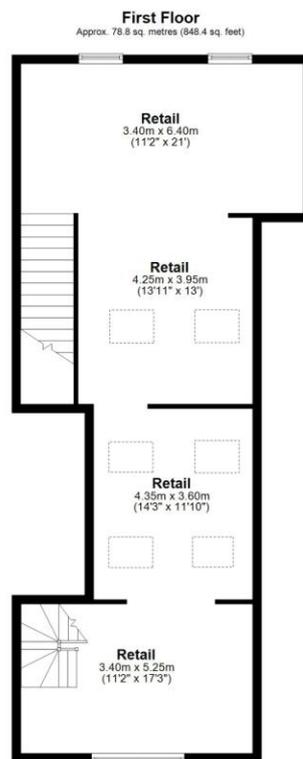
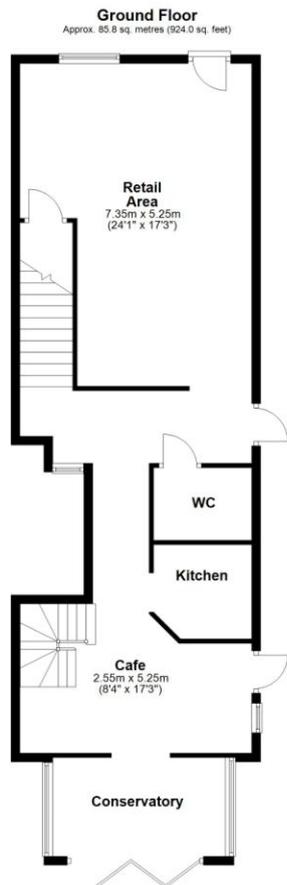
## GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given 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 Mundy's 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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Total area: approx. 164.7 sq. metres (1772.4 sq. feet)

Robin Mapleston (info@epcforproperty.net) | Plan is for illustration and marketing purposes only  
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