Mundys COMMERCIAL

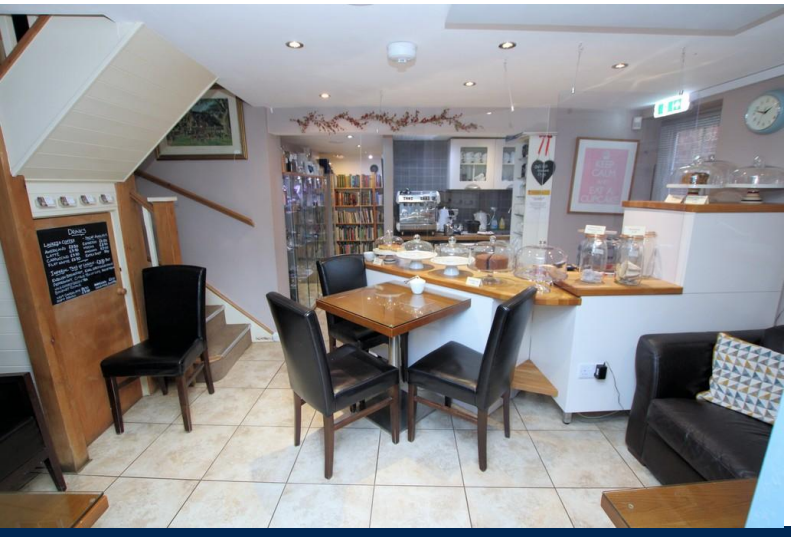
**34 High Street**

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.



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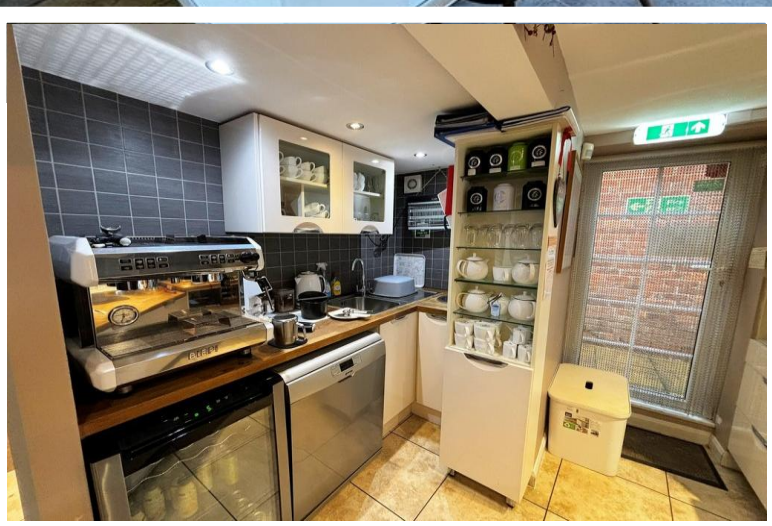

**LOCATION**

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

The property may benefit from the reduced 'Retail, Hospitality & Leisure' Multiplier of £38.2p in the pound (2026/2027).

**VAT**
VAT is not payable on the purchase price.

**PARKING**
On-street parking is available along High Street.

**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 into 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 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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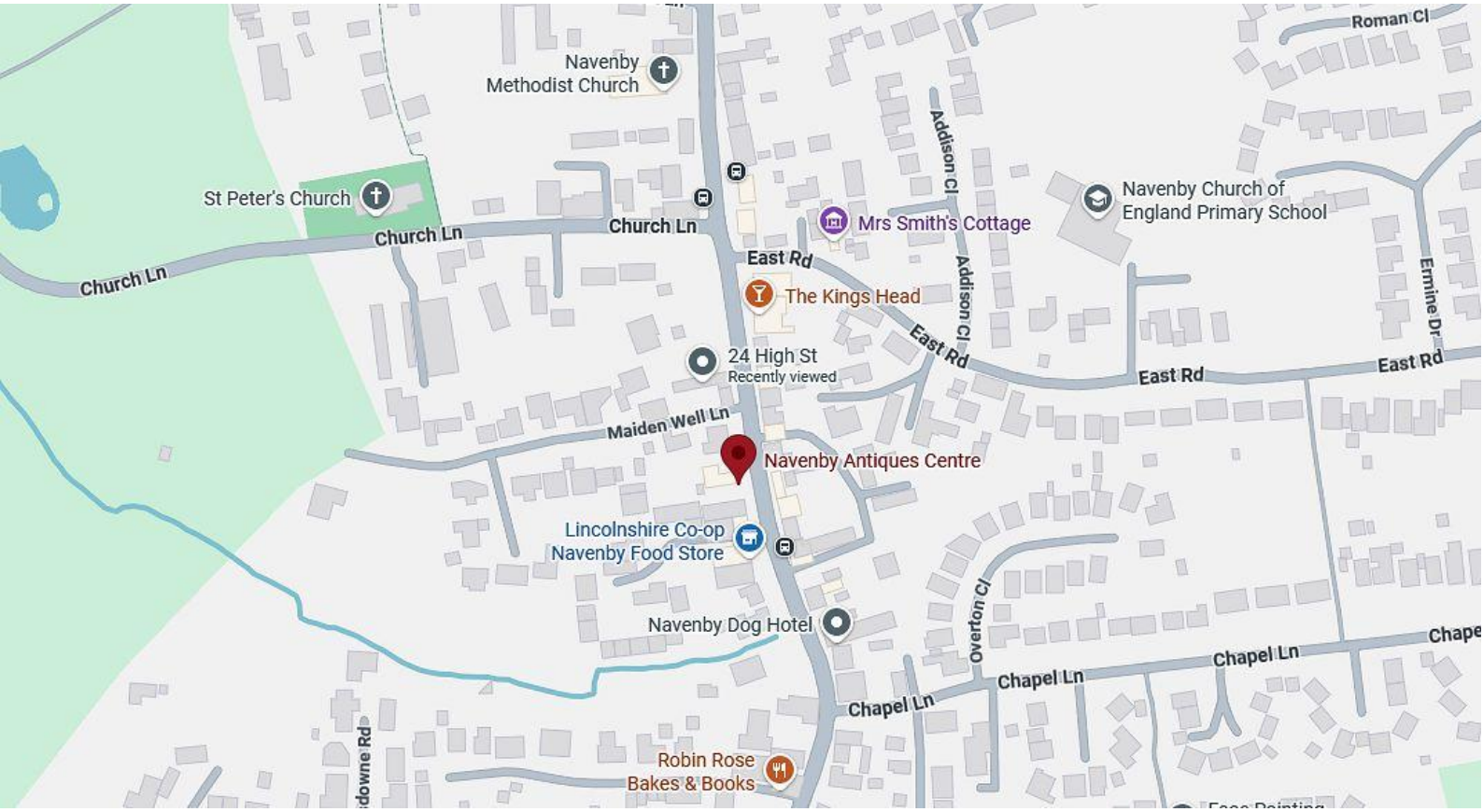
Total area: approx. 164.7 sq. metres (1772.4 sq. feet)

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


Navenby Methodist Church
St Peter's Church
Church Ln
Church Ln
Church Ln
Roman Cl
Addison Cl
Mrs Smith's Cottage
Navenby Church of England Primary School
East Rd
The Kings Head
Addison Cl
East Rd
East Rd
East Rd
Ermine Dr
24 High St
Recently viewed
Maiden Well Ln
Navenby Antiques Centre
Lincolnshire Co-op Navenby Food Store
Navenby Dog Hotel
Overton Cl
Chapel Ln
Chapel Ln
Chapel Ln
Chapel Ln
Robin Rose Bakes & Books