



**31C Redwood Drive**

Waddington, Lincoln, LN5 9BN

**Rent £7,200 Per Annum**

**Self-Contained Retail Unit within a Busy Parade of Shops and an Established Residential Area**

This property has, until recently, traded as a cafe/coffee shop and is considered ideally suited to this use or a number of other retail businesses. The accommodation benefits from a disabled access compliant WC and a well-equipped kitchen. The overall internal floor area extends to 37 sq.m (400 sq.ft). Outside the property can be accessed to the rear via a shared loading yard, with allocated parking space and in addition, visitor parking is available to the front along Redwood Drive.





#### **LOCATION**

Redwood Drive is situated within a popular and established residential area within the suburb of Waddington, located approximately 4 miles south of Lincoln City Centre, accessed via Newark Road and Brant Road respectively. The property sits within a busy parade of shops offering a range of businesses serving the local community.

#### **DESCRIPTION**

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#### **ACCOMMODATION**

The single-storey property is principally open-plan comprising a retail/dining area to the front with kitchen off, together with a storeroom/preparation room and a disabled access compliant WC compartment. To the rear of the property, there are two allocated vehicle parking spaces together with a refuse storage area.



The principal retail space has a frontage of 4 metres and a depth of 5 metres.

#### **SERVICES**

Mains water, electricity and drainage are understood to be connected.

EPC - D

#### **TENURE**

The property is available to let under the terms of a new Full Repairing & Insuring Lease for a term of years to be agreed exclusive of Business Rates and all other outgoings. Apportioned Buildings Insurance will be charged back to the ingoing Tenant and a deposit equivalent to three months' rent will also be payable.

#### **BUSINESS RATES**

Rateable Value - £4,150 (effective 1st April 2026)

Small Business Multiplier (2025/2026) 49.9p in the £.  
The property may qualify for small business rates relief.

It is possible that a Tenant will be able to claim 100% small business rates relief. Prospective Tenants should make their own enquiries with the local council.

#### **VAT**

VAT is not payable on the rent.

#### **LEGAL COSTS**

The prospective Tenant will be responsible for the payment of a referencing fee of £150 inc VAT and in addition, the ingoing Tenant will be responsible for the Landlord's reasonable costs for the preparation of the Lease. Further details are available on request.

#### **PARKING**

Two allocated car parking space to the rear and visitor parking is available to the front along Redwood Drive.

#### **PLANNING**

The property is understood to be classified as Class 'E' Retail under the Town & Country Planning Act Use Classes Order 1987 (as amended).

#### **NOTE**

The photographs within this advertising are for illustration purposes only.

#### **VIEWINGS**

By prior appointment through Mundy's.

#### **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. 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:

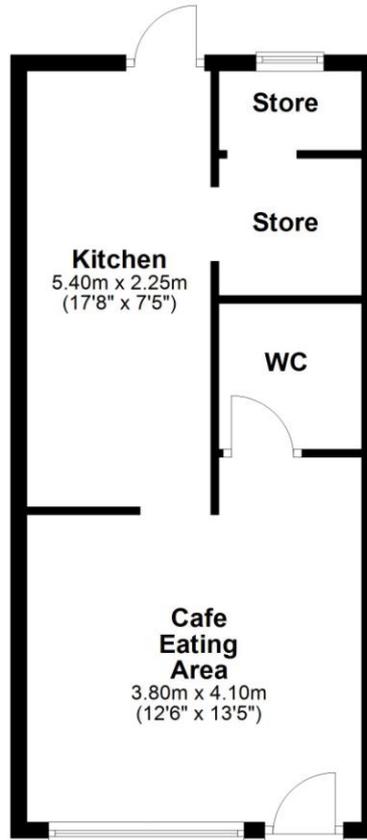
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition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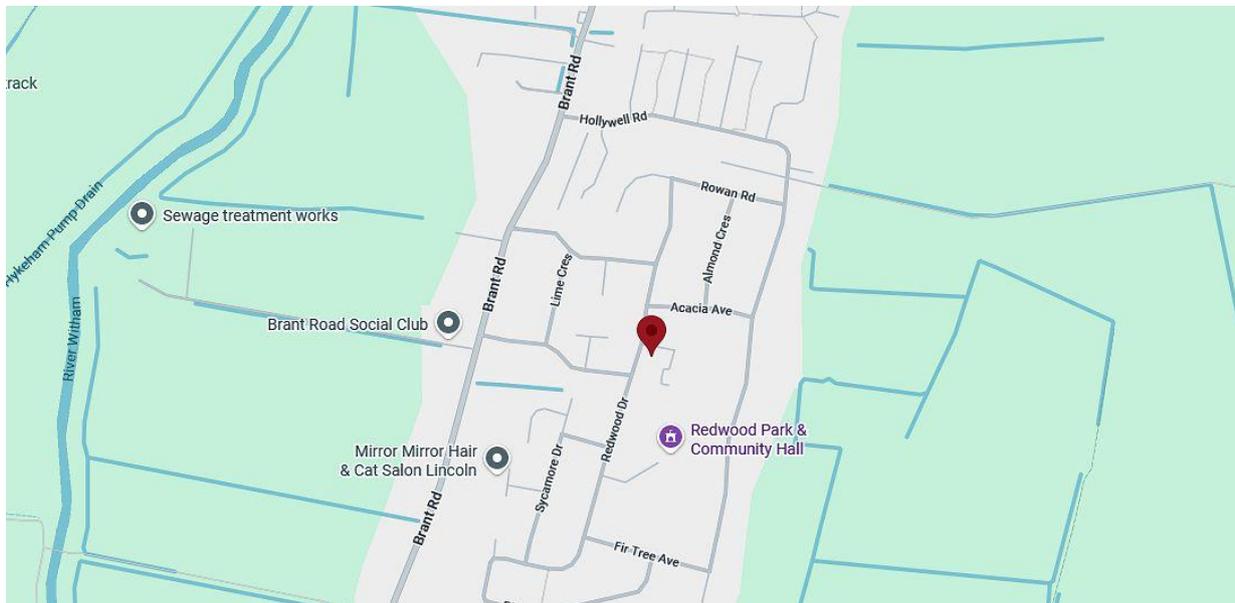
## Ground Floor

Approx. 38.1 sq. metres (410.4 sq. feet)



Total area: approx. 38.1 sq. metres (410.4 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 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.

