



**54 High Street**

**Navenby, Lincoln, LN5 0ET**

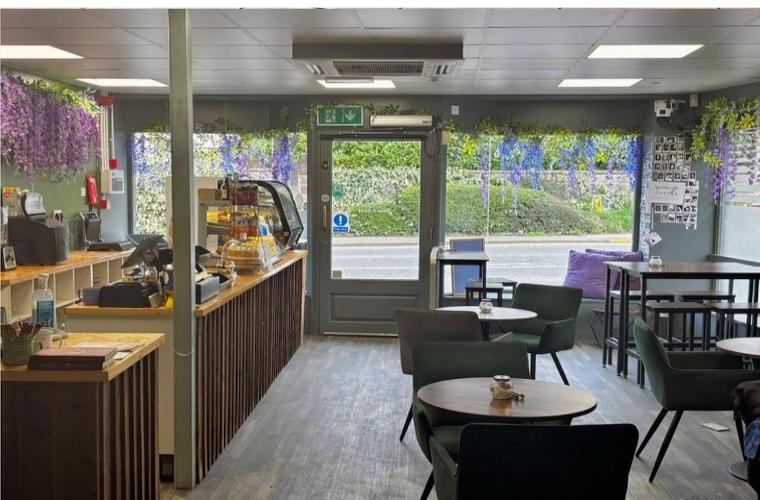
**Price £495,000**

**Freehold Investment Property Comprising of Two Shops, Two Flats & Car Park**

We are pleased to offer for sale this rare opportunity within one of Lincolnshire's most popular, thriving villages comprising two retail outlets, and two recently refurbished two bedroom apartments, currently generating £41,150 per annum. Also included with the sale is the adjacent car park, which extends to 264 sq.m and currently benefits the retail and residential units but is also considered to have development potential, subject to planning.



54 High Street, Navenby, Lincoln, LN5 0ET



#### **LOCATION**

The property is located on the southern edge of Navenby Village, with frontage onto High Street (A607). Navenby 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. Navenby has a population of circa. 2,500 residents.

#### **DESCRIPTION**

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#### **ACCOMMODATION**

The two retail units comprise an open-plan Coffee Shop which extends to 12 sq.m (667 sq.ft) together with a separate Butcher's Shop extending, in total, to 222 sq.m (2,390 sq.ft) comprising retail, preparation areas and cold stores.



The upper floor apartments are recently refurbished and well-presented with each apartment comprising open-plan living/kitchen areas, two bedrooms and a shower room/WC.

#### **SERVICES**

Each of the two shops and the two flats are separately serviced with mains electricity, water and drainage. Each Tenant is responsible for paying their own utility bills.

#### **EPC Ratings**

The shops have a combined EPC Rating of B  
Flat 2A Gas Lane - C  
Flat 2B Gas Lane - C

#### **TENURE**

The property is being offered for sale on a Freehold basis subject to the occupational Leases as described above.

#### **TENANCY INFORMATION**

The larger ground floor retail unit is let to Navenby Butchers Ltd for a term of 10 years commencing 1st August 2025.

The smaller retail unit is let to Robin Rose Bakes Ltd for a term of 10 years commencing 1st May 2024.

Each of the first floor apartments are let under the terms of Assured Shorthold Tenancy Agreements.

Full tenancy information is available on request to seriously interested parties.

#### **BUSINESS RATES & COUNCIL TAX**

Unit 1 - £4,900 (from 1 April 2026)

Unit 2 - £7,700 (from 1 April 2026)

Flats (2A & 2B Gas Lane) - Band 'A' North Kesteven District Council

#### **VAT**

VAT to be confirmed.

#### **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**

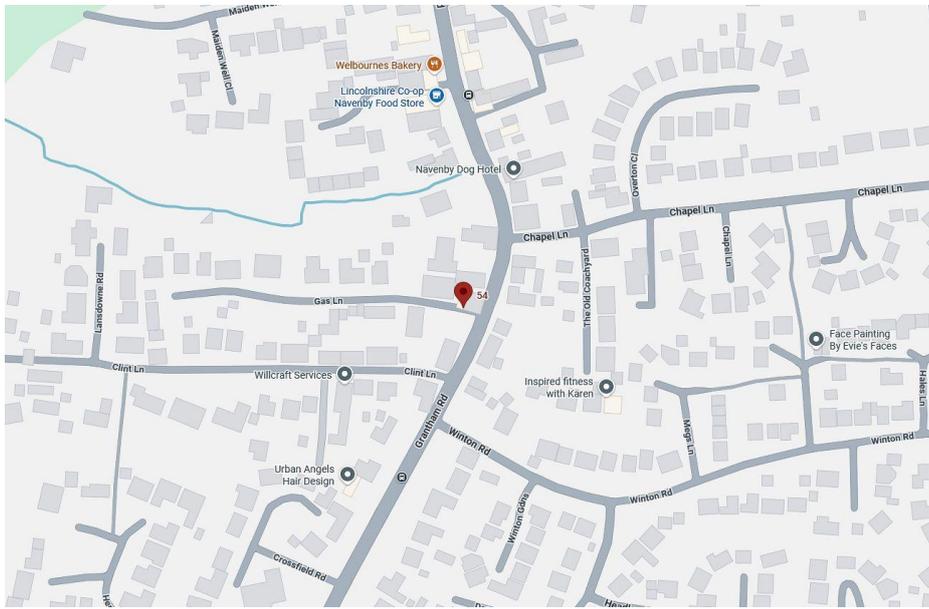
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### **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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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.

