

LEISURE VENUE

FOR SALE/MAY LET



Moorland Way, Lincoln  
LN6 7JW

#1232536/2025J

Eddisons

# MOORLAND WAY

LINCOLN, LN6 7JW



Agreement

For Sale/May Let



Detail

Leisure Venue



Price/ Rent

Price - £825,000  
Rent - £70,000 pax



Size

1,949 sq m (20,980 sq ft)



Location

Lincoln, LN6 7JW



Property ID

#1232536/2025J

**For Viewing & All Other Enquiries Please Contact:**



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Director

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## Property

The property comprises a detached former warehouse converted into a leisure venue of steel portal frame with brick and block elevations with corrugated cladding above and pitched clad roofs.

The property benefits from a concrete floor, suspended lighting, loading doors with a working height of approximately 5.5 metres together with extensive mezzanine, staff rooms and WC facilities. The property has been converted to a football arena leisure facility with pitches over ground and first floors, a children's play area, bar and additional studio.

The property benefits from ample external areas with allocated parking, circulation and loading facilities.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor GIA	1,122	12,080
Mezzanine	827	8,900
<b>Total</b>	<b>1,949</b>	<b>20,980</b>

## Energy Performance Certificate

Rating: B47

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for uses under Classes E (b) (food & drink), E(d) (recreation) and E(g) (business) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Alternative uses may be appropriate subject to receipt of necessary Planning Consent. The property had previous consent for Class B8 (warehouse) use.

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Warehouse and Premises  
**Rateable Value:** £43,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **For Sale** Freehold.

The client may consider offering the property **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Price/Rent

**Guide Price - £825,000**

**Rent - £70,000 per annum exclusive**

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT may be charged in addition to the price/rent at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

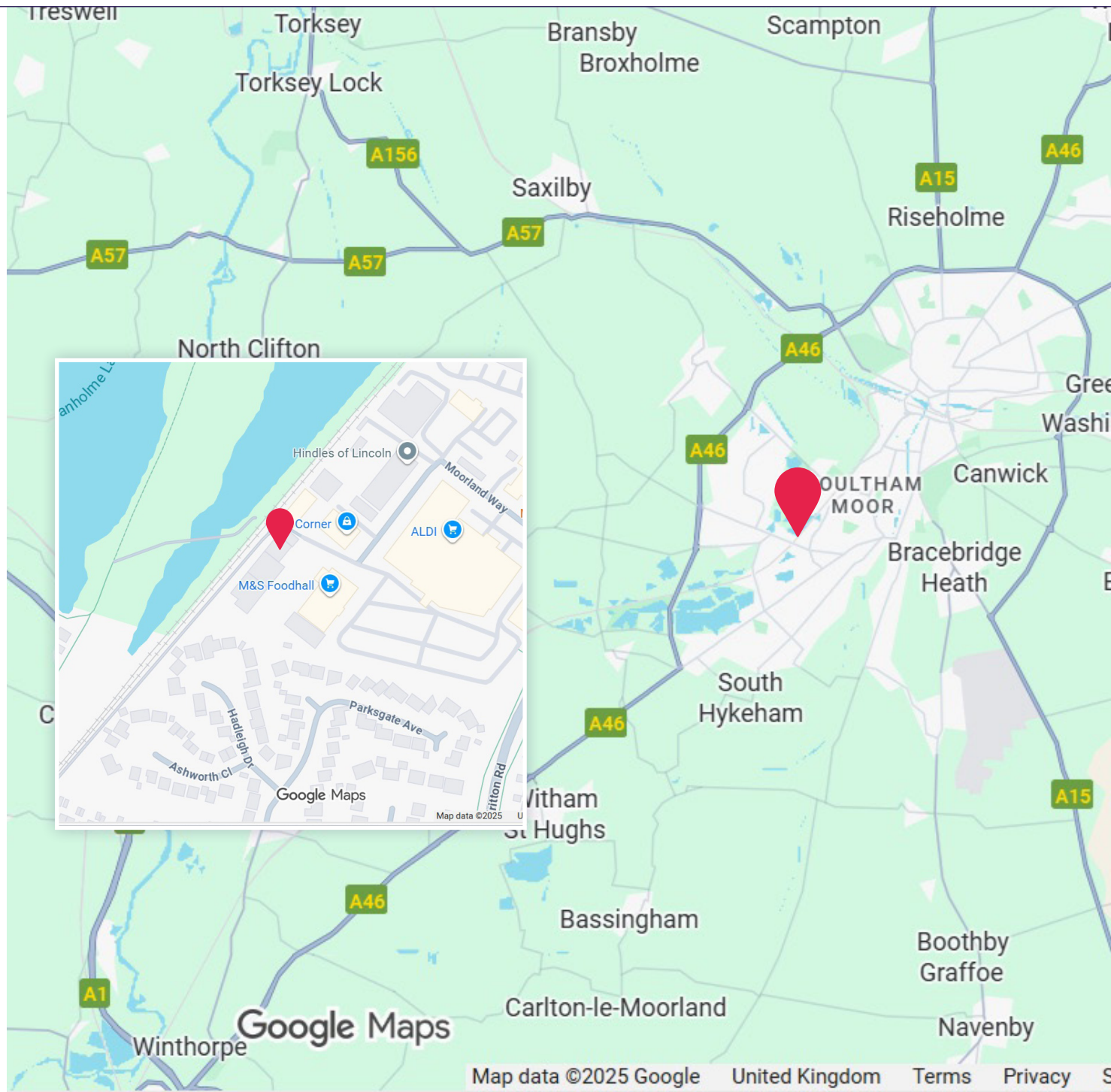
## Anti-Money Laundering

Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property occupies a prominent position at the end of Moorland Way adjacent to The Moorland Centre housing the new M&S Simply Food, Aldi and Starbucks. It is also close to Sainsburys and McDonalds on Tritton Road.

The property is approximately 2 miles south west of Lincoln City Centre with convenient access to the A46.





M&S  
SIMPLY  
FOOD

ALDI



Sainsbury's



## Moorland Way, Lincoln, LN6 7JW

