



**Former Gym, Witham Park House,  
Waterside South, Lincoln, LN5 7JN**

#10256/2024A

# Former Gym, Witham Park House

Waterside South, Lincoln, LN5 7JN



Agreement

For Sale



Detail

Substantial gym premises laid out over three floors



Price

Offers over £750,000



Size

2,618.10 sq m (28,181 sq ft)



Location

Lincoln, LN5 7JN



Property ID

#10256/2024A

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



**JAMES BUTCHER**  
BSc (Hons) MRICS  
Director

[james.butcher@eddisons.com](mailto:james.butcher@eddisons.com)  
07808 284578  
01522 544515



**JASPER NILSSON**  
BA (Hons)  
Surveyor

[jasper.nilsson@eddisons.com](mailto:jasper.nilsson@eddisons.com)  
07929 105395  
01522 544515

## Property

The property comprises a substantial three storey mid terrace building that is fitted out and has been used as a gym for many years, with parking outside for around 100 vehicles.

The property sits mid-way along the building known as Witham Park House and previously known as the 'Titanic Works'.

Laid out over three floors, the accommodation has the swimming pool and changing rooms, together with a children's creche at ground floor level, the gym area, fitness rooms and café on the first floor and finally further fitness rooms and the plant areas on the second floor.

There is lift access as well as various stairwells between the different floor levels. To fully appreciate the scale of the accommodation and the extent of the existing fit out we would strongly recommend undertaking a viewing of the property.

**EPC: C56**

## 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 retail	1,139.40	12,264
First Floor ancillary	1,112.85	11,979
Second Floor	365.85	3,938
<b>Total GIA</b>	<b>2,618.10</b>	<b>28,181</b>

## Services

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

## Town & Country Planning

We understand the property has a long established consent as a gym/fitness centre, a use falling now within Class E (Commercial, Business and Service Uses) of the Town and Country Use Classes Order 1987 (as amended).

Following changes to the use classes order that came into effect on 1 September 2020, Class E now encompasses a number of uses including formerly known as A1 (Shops), A2 (Professional and Financial Services), A3 (Restaurants and Cafes), B1 (Offices), D1 (Non-Residential Institutions) and D2 (Assembly and Leisure) which will have been the previous use of this building.

In our opinion the proeprty would also be suitable for a vatiety of other uses- Subject to planning.

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Gymnasium and Premises  
**Rateable value:** £156,000  
**UBR:** 0.512  
**Period:** 2023-2024

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** by way of a 999 year long leasehold interest from 23/2/1999 at an annual rent of £1

## Price

The Long Leashold Interest is available for sale with the vendor inviting offers around £ 750,000.

## VAT

VAT will be charged in addition to the price at the prevailing rate.

## Legal Costs

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

## Location

The property enjoys an easily accessible location just off Great Northern Terrace, about half a mile to the south east of Lincoln City Centre. The surrounding area is mixed use in character with the predominant use in the immediate vicinity being office use, with nearby occupiers including Lincolnshire County Council and the local NHS Trust.

The existing fitness offer in the city is well dispersed, with the majority located around the south-west quadrant, meaning that there is an extensive catchment including the villages to the south east of Lincoln, for the operator of this fitness centre to draw from.

Lincoln is the administrative and main shopping centre for the County of Lincolnshire with an urban population of circa 130,000 and a total catchment population of close to 550,000, giving a total catchment spend of over £985 million. It is also a growing University city with over 15,000 students and staff based on the main campus in Lincoln, which contributes an estimated £250 million to the local economy. The University is located about a 1/3 of a mile to the west of the city centre, so again within easy reach of the subject property.





