

RESIDENTIAL BLOCK

TO LET



**Longdales Lodge, Longdales Road/Nettleham Road, Lincoln
LN2 2EQ**

#1230542/2025G

Eddisons

LONGDALES LODGE

LONGDALES ROAD/NETTLEHAM ROAD, LINCOLN, LN2 2EQ



Agreement

To Let



Detail

A rare opportunity to let by way of a new lease 38 en-suite bedrooms as a block, within 6 cluster flats, spread over 3 storeys, with on-site car parking.



Rent

£250,000 pax by way of a new lease for a minimum of 10 years, subject to 5 yearly rent reviews linked to RPI, compounded annually.



Size

1,012.20 sq m (10,896 sq ft)



Location

Lincoln, LN2 2EQ



Property ID

#1230542/2025G

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a three storey purpose built residential block, occupying a prominent corner site at the roundabout junction of Nettleham Road, Longdales Road and Ruskin Avenue.

The building, constructed in 2015, is laid out to provide thirty eight en-suite bedrooms within six cluster flats over three storeys, with on-site tarmac surfaced parking behind and attractive landscape gardens to the front, which overlook the roundabout junction.

The site extends to about 0.13 hectares (0.32 acres) in total.

Internally, the property is accessed by a secure key card entry system, which leads to an entrance hall, providing access to the first and second floors.

The property is finished off to a good, modern standard, with each of the six flats being decorated in a similar manner, with solid floors overlaid in a mix of tile, vinyl and carpet and painted plastered walls and ceilings throughout the building.

The individual ‘cluster flats’ each have their own shared common room and each of the bedrooms have full en-suite facilities. The shared laundry facilities and concierge office can be found on the ground floor.

Accommodation

In accordance with the prevailing RICS Code of Measuring Practice, we calculate that the property provides the following gross internal floor areas:

Area	m ²	ft ²
Ground Floor	337.40	3,632
First Floor	337.40	3,632
Second Floor	337.40	3,632
Total GIA	1,012.20	10,896

Site Area

Circa 0.13 hectares (0.32 acres)

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Performance Certificate

Each of the cluster flats has a B rating with scores ranging from 86 up to 90.

Services

We understand that all mains services are available and connected to the property. There is a large 1000 litre hot water tank which provides ample hot water for the property, two 60w Ideal Evomax boilers and Solar panel controls, for the solar panel found on the roof which generate circa £1,600 per annum in RHI payments. We furthermore understand the property has dedicated fibre broadband line with two access points in each suite.

None of these services have been tested so no warranty can be provided on whether they are in working order and interested parties are advised to make their own investigations to the relevant utility service providers.

Further details around the current utility costs can be provided on request.

Town & Country Planning

The property has a well-established use as purpose-built student accommodation, dating from when the building was constructed in 2014/2015 and would in our view be suitable for other private residential purposes, subject to first obtaining the necessary change of use consent from the Local Planning Authority, The City of Lincoln Council.

Interested parties are advised to make their own investigations with the Council in relation to their specific proposal for the site.

Council Tax

Charging Authority: City of Lincoln Council
Banding: C for each cluster flat

Please note that a change in the use of the building may result in the property being assessed for Council Tax/Business Rates in a different way. Interested parties are therefore advised to discuss these changes with the City of Lincoln Council to establish the impact on the rates/council tax payable.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a minimum term of 10 years, subject to 5 yearly upward only rent reviews linked to RPI and compounded annually, subject to a cap of 4% and a collar of 2%.

Rent

£250,000 (Two Hundred and Fifty Thousand Pounds) per annum exclusive of all utilities and taxes.

VAT

VAT may be charged in addition to the 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 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.

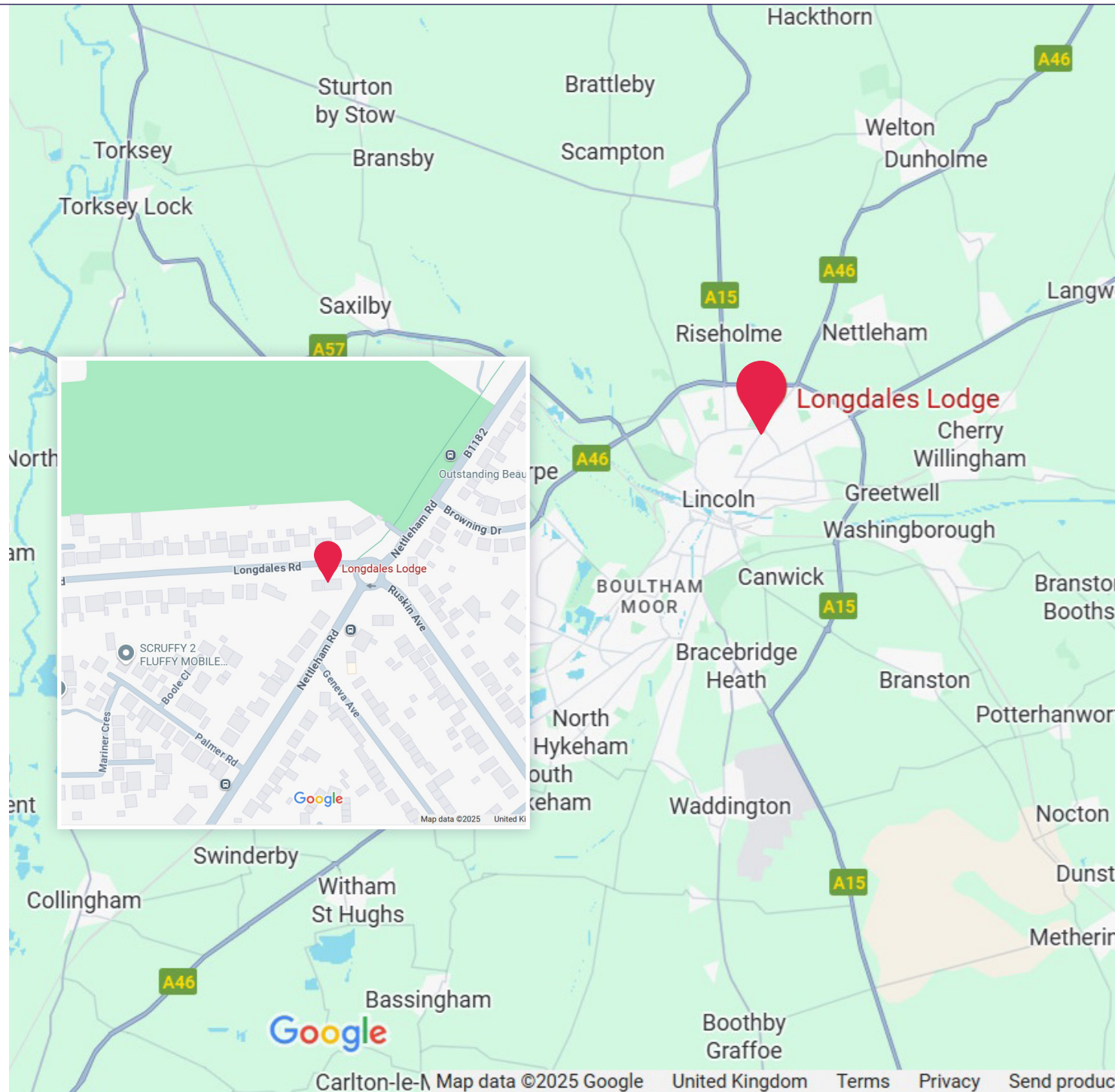
Location

The property is situated in a prominent location within Uphill Lincoln, a short walk to the northeast of the historic Bailgate area, which provides a wide range of local amenities and is a very popular tourist destination. There are also a number of amenities much closer to the site, including Waitrose and Tesco supermarkets to the north and east respectively and the Nettleham Fields shopping centre located a short walk to the north east.

The area surrounding the property is predominantly private residential in character, albeit the Bishop Grosseteste University (BGU) site campus is located about 500 metres to the west, on Longdales Road.

Lincoln is one of England's finest Cathedral cities, with Lincoln Cathedral recognised as one of the finest examples of Gothic architecture in Europe, attracting over three million tourists each year. Lincoln is also the administrative and main shopping centre for the County of Lincolnshire, ranking 4th in the East Midlands Experian City Centre Rankings behind Nottingham, Leicester and Derby.

Lincoln has an estimated catchment population of circa 545,000 and an estimated total catchment spend of £985 million. It is also a growing university city with close to 15,000 students and academic staff based at the main city campus and other universities, including BGU, which contribute an estimated £250 million into the local economy





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