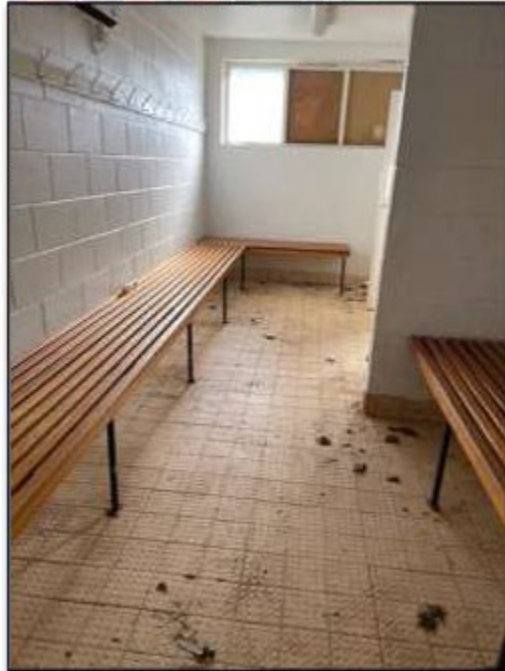


**EXPRESSIONS OF INTEREST INVITED**

**FOR LEASE**

**SPORTS GROUND INC. FOOTBALL PITCHES, PAVILION, STORE AND  
PLAY AREA BUTT LANE, LACEBY, GRIMSBY, DN37 7BB**



- Available on a long lease term to be agreed
- Site area including sports ground is approx. 20,742.60 m<sup>2</sup> (5.1 Acres)
- Pavilion store (inc. changing rooms and toilets) – approx. 162.60 m<sup>2</sup> room approx. 155.40m<sup>2</sup>
- Children's Play Area

A condition is included in the lease to ensure Community Accessible Use is provided as this site is important in the provision of sports facilities as set out in the North East Lincolnshire Playing Pitch Strategy.

## **DESCRIPTION**

The premises comprises a rectangular detached single-story building, it is a solid brick property with a tiled roof. The property has a pavilion store leading on to a kitchen and a well configured WC. There are changing rooms set out for male and female. The site has a children's play area, tennis courts, football pitches and a car park that completes the outside layout.

Externally, the premises has a tarmac surfaced car park with a secure lock on the storeroom. The property however requires refurbishment and would benefit from investment.

## **LOCATION**

The land and buildings are situated within in a beautiful semi-rural residential area on Butt Lane, Laceby, located a short distance from a local primary school and local amenities. The land is edged red on the plan below:



## **ACCOMMODATION**

Changing Rooms	Male, female, and disabled W. C's
Storeroom	Playing Fields
Tennis Courts	Children's Play Area

## **TERMS**

The premises are available for a new lease on a full repairing and insuring basis. A condition is included in the lease to ensure Community Accessible Use is provided as this site is important in the provision of sports facilities as set out in the North East Lincolnshire Playing Pitch Strategy.

## **RENT**

Offers invited.

## **EXPRESSIONS OF INTEREST**

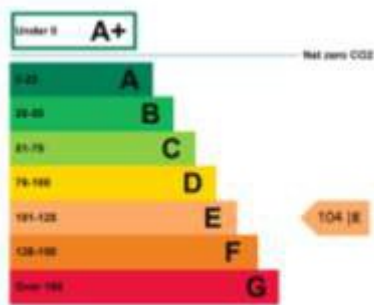
Expressions of interest are invited as per the form provided.

## **RATEABLE VALUE**

Interested parties should make their own enquiries with regard to the rates payable in respect of this property (<https://www.tax.service.gov.uk/business-rates-find/search>).

## **ENERGY EFFICIENCY RATING FOR THIS PROPERTY**

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

## **LEGAL COSTS**

Each party will bear their own costs in connection with this transaction.

## **VAT**

All figures or prices quoted are net of VAT unless otherwise specifically stated

## **For further information or to view the premises please contact:**

Estates & Business Development - Tel: 01472 324671 - Email: [assets@nelincs.gov.uk](mailto:assets@nelincs.gov.uk)

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Services, fittings and equipment have not been tested and no warranty can be given as to their condition.

All measurements given are approximate. Interested parties are advised to verify all details by inspecting the property themselves or by appointing a suitably qualified professional.

These particulars do not constitute an offer, contract or acceptance of a lease or a part of the same.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)