

## Lifestyle Fitness, Barracks Road Burnley, Lancashire BB11 4SB

lot 47

### Modern Freehold Leisure Investment

- Entirely let to Competition Line (UK) Limited t/a Lifestyle Fitness on a 25 year lease until 2037 (subject to option)
- Prominent corner position adjacent to Travelodge just off M65 Motorway
- Five yearly fixed rental uplifts
- Large on-site car park
- Six Week Completion

£92,000  
per annum  
exclusive  
rising to  
£104,089.56  
p.a.x. in  
2018



### Location

Miles: 2.2 miles west of Burnley City Centre  
10 miles east of Blackburn  
26.5 miles north of Manchester  
39 miles west of Leeds

Roads: A679, A646, M65 (Junction 10)

Rail: Burnley Barracks

Air: Leeds Bradford Airport (24 miles)  
Manchester Airport (31 miles)

### Situation

The property is situated in a prominent corner location on the eastern side of Barracks Road (B6239) at its junction with Accrington and just off the M65 (Jct 10). The property lies adjacent to Travelodge Hotel, opposite Jennings and The Angel public house and close to Burnham Business Centre.

### Description

The property comprises a single storey self-contained health club. The property benefits from a large on-site car park and a total approximate site area of 0.6225 hectares (1.54 acres).

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Health Club	1,248.61 sq m (13,440 sq ft)	<b>COMPETITION LINE (UK) LIMITED (t/a Lifestyle Fitness) (1)</b>	25 years from 20/06/2013 until 19/06/2038 on a full repairing and insuring lease (2)	£92,000 rising to £104,089.56 in 2018 (3) (4)	20/06/2018 and five yearly
<b>Totals</b>		<b>1,248.61 sq m (13,440 sq ft)</b>			<b>£92,000 rising to £104,089.56 in 2018</b>	

- (1) Trading from 49 branches in the UK, Competition Line are a family run business and the UK leader in the field of fitness facility income sharing with 25 years' experience in the industry. (Source: www.lifestylefitness.co.uk 28.02.2014)
- (2) The lease provides a tenant option to determine on the tenth and twentieth anniversary of the term subject to 9 months' written notice.
- (3) Competition Line (UK) Limited is currently benefiting from a concessionary rent period due to expire on 19th June 2015. The seller has agreed to adjust the completion monies so that the unit will effectively produce £92,000 p.a.x. from completion of the sale.
- (4) The lease provides five yearly fixed uplifts. The rent will therefore increase as follows: to £104,089.56 p.a.x in 2018, to £117,767.78 p.a.x in 2023, to £133,243.43 p.a.x in 2028 and to £150,752.71 p.a.x in 2033.

### For further details please contact:

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