

Lot 35, Energie Fitness, Block A Bennett Court, 40-42 Church Road, Ashford, Middlesex TW15 2UY

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



New Gym Investment in Popular London Suburb

www.acuitus.co.uk

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Property Information

New Gym Investment in Popular London Suburb

- Newly Constructed Ground Floor Gym in Busy Location
- Entirely Let to Edwin Marshall Ltd t/a Energie Fitness until 2037 (Subject to Option)
- Fronting Major New Residential Development
- One of Few Large-scale Gym Facilities in the Area
- Local Authority Development commencing Opposite
- Busy Town Centre Location

Lot 35
Auction 22nd September 2022

Rent
£100,000 per Annum Exclusive
Rising to £105,000 on 01/01/2026

Sector Leisure
Status Available

On behalf of a Major Developer
Auction Venue Live Streamed Auction

Location

Miles 19 miles west of Central London, 3 miles east of Slough
Roads M3, M25, A30, A308
Rail Ashford Railway Station
Air London Heathrow

Situation

The property is located in the affluent west London suburb of Ashford approximately 3 miles south of London Heathrow Airport. Ashford is a busy well connected suburb being within 10 minutes driving time to the M3, M4 and M25 and roughly 35 minutes by train to London Victoria. The property is prominently situated on the north side of Church Road (B373), the primary retailing thoroughfare in Ashford. Nearby occupiers include Co-Op Convenience Store, Sainsbury's Local, Greggs, KFC, NatWest and Costa Coffee.

Tenure

Virtual Freehold. Held for a term of 999 years at a peppercorn ground rent from 17th May 2022.

EPC

Band A.

Description

The property comprises a newly fitted, DDA compliant, ground floor gym in a brand new 357 unit residential development complex. The property is situated on an attractive public square to the front. The property benefits from the right to use 13 car parking spaces, the adjacent loading bay and the square for outdoor seating.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Gym	563.92	(6,070)	EDWIN MARSHALL LIMITED t/a Energie Fitness (4)	15 years from 17/05/2022 (1)	£100,000 (2)	17/05/2027 and 17/05/2032 (16/05/2037)
Total Approximate Floor Area		563.92	(6,070)			£100,000 (3)	

(1) The lease provides a tenant option to determine the lease on 16/05/2032 upon serving 6 months written notice.

(2) The lease provides for the rent to be increased to £105,000 per annum exclusive on 01/01/2026.

(3) The rent is due to commence on 17/08/2023. The Seller will make an allowance from completion of the sale until the rent commencement date - please see Special Conditions of sale.

(4) Energie Fitness are a multi award-winning franchise brand that's had 3 consecutive Top 10 rankings in the Elite Franchise Top 100 UK Franchises 2019-2021, securing their place as the #1 Fitness Franchise in the UK.

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