For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)

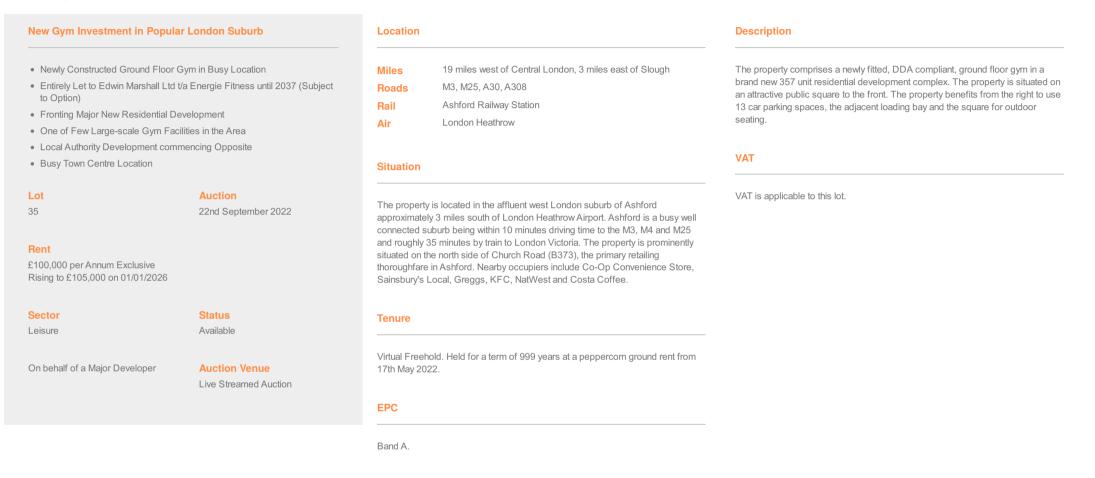




New Gym Investment in Popular London Suburb

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Property Information



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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)	,	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.

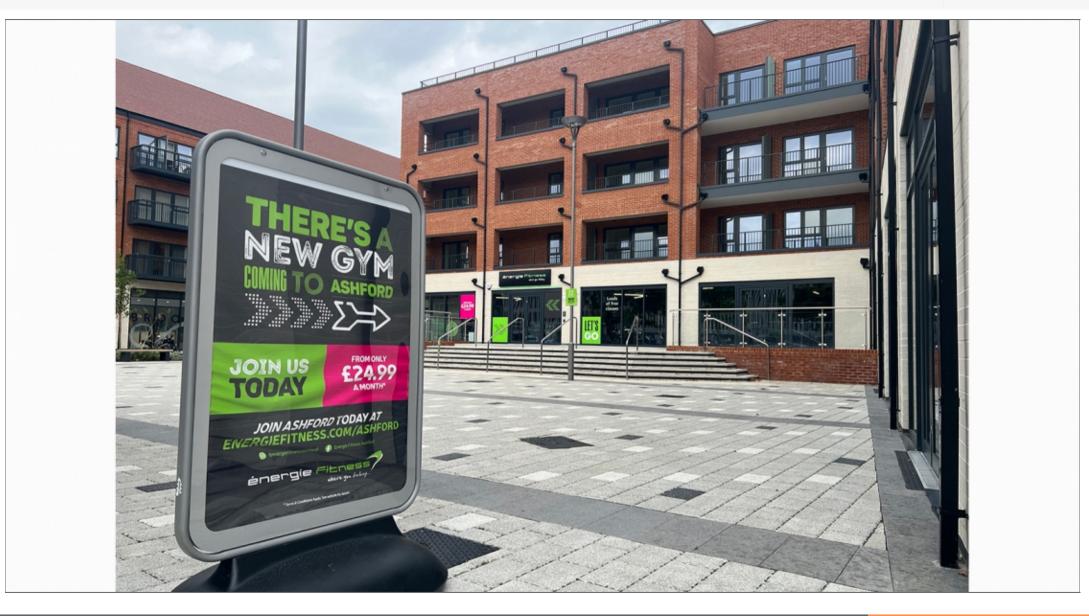
(2) The lease provides for the rent to be increased to £105,000 per annum exclusive on 01/01/2026.

(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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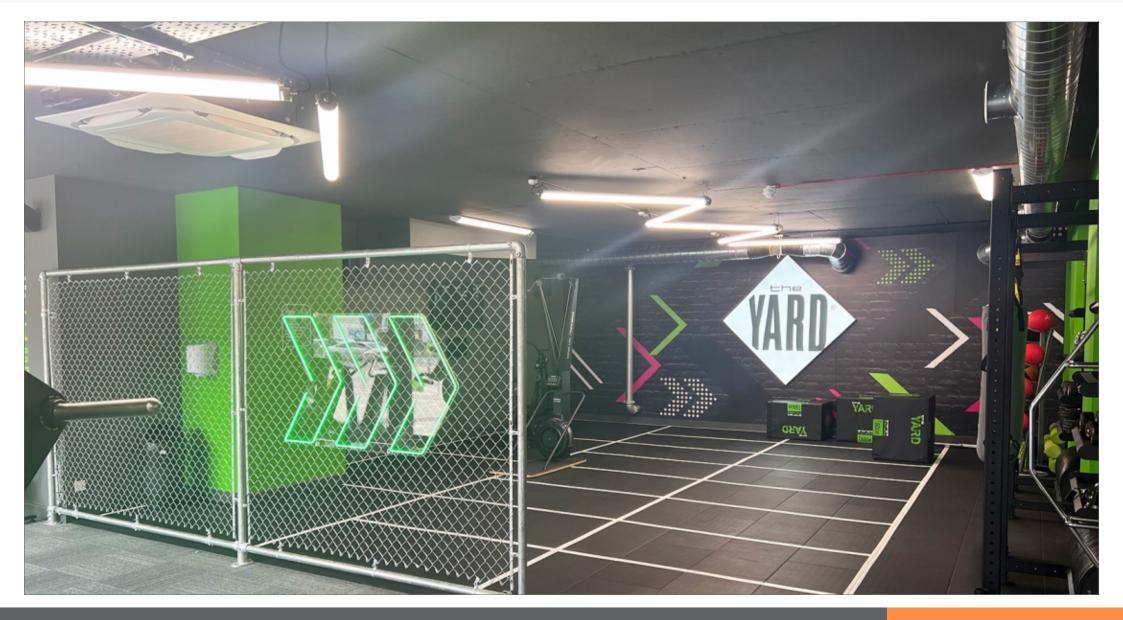
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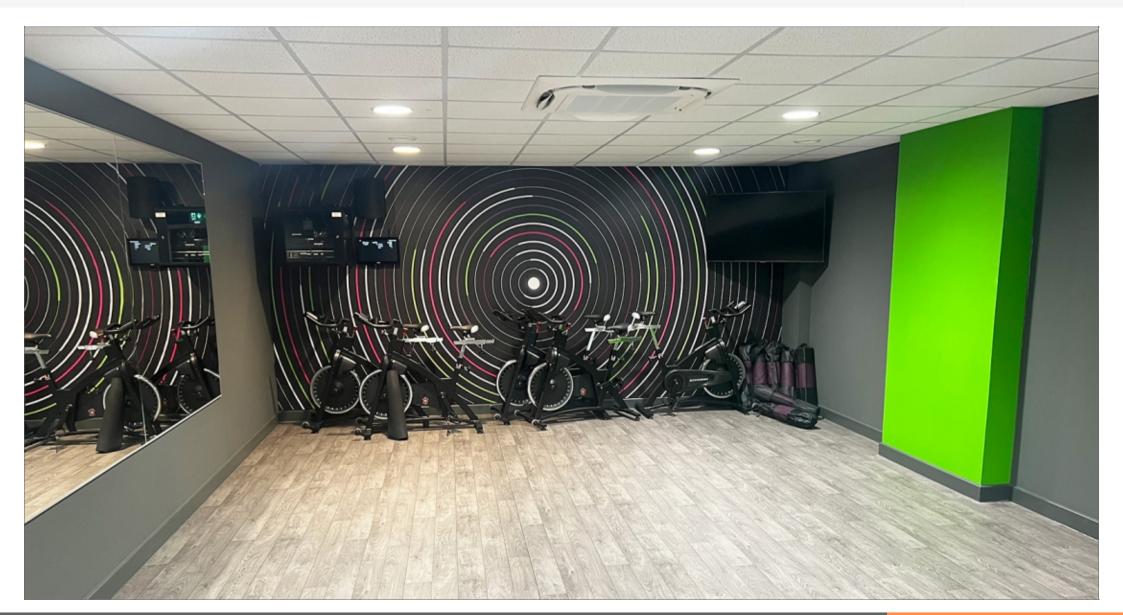




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