

Lot 8, Energie Fitness, 44-46 Falcon Road, Battersea, London, SW11 2LR

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Gym and Residential Investment

- Comprises Ground Floor Gym with 25 Flats on the Upper Four Floors
- Gym Let to NEM Leisure Ltd until January 2033 (No Breaks)
- Recently Developed Attractive Building
- Highly Affluent and Densely Populated South West London District
- 400 metres north of Clapham Junction Railway Station

Lot 8
Auction 18th May 2023

Rent £115,000 per Annum Exclusive
Status Available

Sector Leisure
Auction Venue Live Streamed Auction

On Behalf of Joint LPA Receivers

Location

Miles 5 miles south west of Central London, 800 metres south west of Battersea Park,
Roads A3205, A3220, A205, A214
Rail Clapham Junction Railway Station (London Waterloo and Victoria)
Air London Heathrow Airport, London Gatwick Airport, London City Airport

Situation

The property is located in the affluent and fashionable London suburb of Battersea some 5 miles south west of Central London. The property is situated on the western side of the busy Falcon Road close to its junction with York Road (A3205) which provides direct access to Nine Elms/ Vauxhall and Wandsworth. The property benefits from being less than 400 metres north of one of Britain's busiest railway interchanges, Clapham Junction Railway Station. The immediate vicinity consists of predominantly high density affluent residential housing along with local retailers, restaurants and cafes. Nearby occupiers include Greggs, Tesco Express and JD Wetherspoons.

Tenure

Freehold.

Description

The property forms part of a newly developed building to include a modern gym on the ground floor together with 25 residential flats on the upper four floors. The residential accommodation has been sold off on a long lease.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

Completion Period

Six week completion

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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
Ground	Gym	455.95	(4,907)	NEM LEISURE LIMITED t/a Energie Fitness (1)	15 years from 12/01/2018 until 11/01/2033 (3)	£115,000	12/01/2028
First Second Third Fourth	25 Flats	-	-	MONTAGU IVESTMNETS (LONDON) LIMITED	999 years from 17/05/2019	Peppercom	
Total Approximate Commercial Floor Area		455.95	(4,907) (2)			£115,000	

(1) 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.

(2) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(3) A recent offer has been received from a major supermarket operator wishing to take a lease over the entire ground floor space of the building. Further details are available within the Legal Pack.

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Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Blake Morgan

Apex Plaza, Forbury Road

Reading

RG1 1AX

Michael Ward

0118 955 3084

michael.ward@blakemorgan.co.uk

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