

lot 17

Esporta Health and Fitness Club, Wilcrick Place Avondale Road, Cwmbran, Gwent NP44 1TX

Rent
£263,912
per annum
exclusive

Modern Freehold Leisure Investment

- Guaranteed by Esporta Ltd until 2025
- Gross internal area of 2,605.82 sq m (28,049 sq ft)
- Total approximate site area of 0.71 hectares (1.75 acres)
- Large car park for approximately 150 cars
- Excellent access to the M4 motorway via the A4051
- SPV available (Stamp Duty Saving) by separate negotiation
- Nearby occupiers include Ford, Texaco and Avondale Motor Company



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Location

Miles: 6.3 miles north of Newport
 18 miles north east of Cardiff
 34 miles north west of Bristol
Roads: A4051, A4042, M4 (Junction 25A, 26)
Rail: Cwmbran Railway Station
Air: Cardiff International Airport, Bristol International Airport

Situation

The property is situated on the southern side of Wilcrick Place, 8.3 miles north-west of the Celtic Manor Resort Golf Club and some 0.5 miles from Cwmbran Drive (A4051) which connects directly to the M4 motorway. Nearby occupiers include Ford, Texaco, Avondale Motor Company and IMO Car Wash.

Description

The property comprises a purpose built HEALTH AND FITNESS CLUB on ground, first and second floors. The property benefits from facilities including a GYM, STUDIO, SWIMMING POOL AND SPA and RESTAURANT. In addition, the property benefits from an extensive on-site car park providing spaces for approximately 150 cars and a total approximate site area of 0.71 hectares (1.75 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 & Beauty facilities	1,452.43 sq m	(15,634 sq ft)	INVICTA (CLUB INDIGO) LTD (1) (guaranteed by ESPORTA LTD) (2)	25 years from 24/06/2000 until 23/06/2025 on a full repairing and insuring lease	£263,912	24/06/2015 and 5 yearly thereafter
First	Health & Beauty facilities	1,009.10 sq m	(10,862 sq ft)				
Second	Fitness Club	144.28 sq m	(1,553 sq ft)				
Totals		2,605.81 sq m	(28,049 sq ft)			£263,912	

(1) Invicta (Club Indigo) Ltd is a subsidiary of Esporta Health & Fitness Ltd which has 55 health clubs throughout the UK offering sports, fitness, health and beauty facilities. (Source: www.esporta.com 20/01/2011)
 (2) For the year ending 31st December 2009, Esporta Ltd reported pre-tax profits of £1,022,000 and a total net worth of £43,621,000. (Source: www.riskdisk.com 24/01/2011)

For further details please contact:

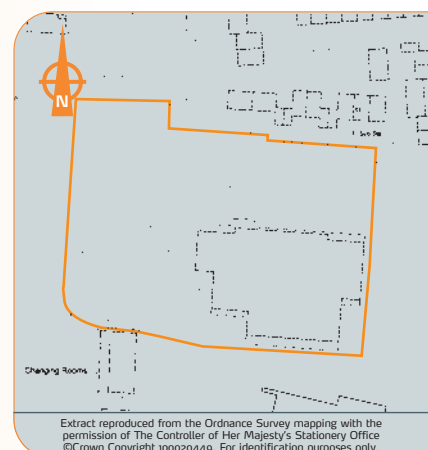
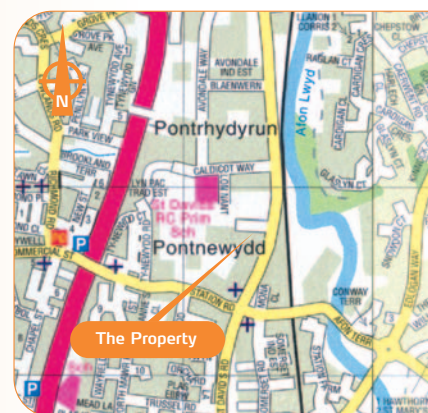
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