

lot 22

# LA Fitness, Haworth Lane, Yeadon Leeds, West Yorkshire LS19 7EN

Rent  
**£152,306.52**  
per annum  
exclusive  
(rising to  
**£176,568.94**  
in 2016)

### Freehold Leisure Investment

- Entirely let to LA Leisure Ltd (t/a LA Fitness) guaranteed by LA Fitness Ltd and MOP Acquisitions (LAF) Ltd, until 2041
- Nearby occupiers include Homebase, Yorkshire College of Beauty Training Academy and Marshall Wooldridge
- Approximate site area of 0.74 hectares (1.83 acres)
- Large on-site car park for approximately 132 cars
- Six Week Completion Available



On Behalf of Joint LPA Receivers





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**Location**

**Miles:** 9 miles north-west of Leeds  
 7 miles north-east of Bradford  
 33 miles west of York  
**Roads:** A658, A660, M1 (Junction 45)  
**Rail:** Guiseley Rail Station  
**Air:** Leeds Bradford International Airport

**Situation**

The property is situated in a predominantly residential area on the western side of Haworth Lane less than 2 miles west of Leeds Bradford Airport. Nearby occupiers include Homebase, Yorkshire College of Beauty Training Academy and Marshall Wooldridge.

**Description**

The property comprises a self-contained health club over ground and first floors including gym and changing rooms, swimming pool, indoor running track and bar/lounge. The property also benefits from large on-site car parking for approximately 132 cars giving a total approximate site area of 0.74 hectares (1.83 acres).

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

NB. This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews (Reversions)
Ground and First	Health Club	3,607 sq m (38,826 sq ft)	<b>LA LEISURE LTD (t/a LA Fitness) (1) guaranteed by LA Fitness Ltd and MOP Acquisitions (LAF) Ltd</b>	35 years from 21/06/2006 until 20/06/2041 on a full repairing and insuring lease	£152,306.52	21/06/2016 and 5 yearly thereafter (2)
<b>Totals</b>		<b>3,607 sq m (38,826 sq ft)</b>			<b>£152,306.52</b>	

(1) Created in 1996, LA Fitness is the trading name of LA Leisure Ltd. LA Fitness is a market leader when it comes to offering a wide range of fitness options. The company trades from 80 clubs in the UK and Ireland and has nearly 220,000 members (Source: www.lafitness.co.uk 10/06/2011)  
 (2) Under the terms of the lease the rent review in 2016 is fixed to the passing rent plus 15.93%. Rental income will therefore increase to £176,568.94 in 2016. Subsequent reviews are RPI linked subject to a minimum increase of 1.5% and a maximum increase of 3.0% per annum.

**For further details please contact:**

**Jo Cordrey**  
 Tel: +44 (0)20 7034 4854 Fax: +44 (0)20 7034 4869.  
 Email: jo.cordrey@acuitus.co.uk

**Charlie Powter**  
 Tel: +44 (0)20 7034 4853 Fax: +44 (0)20 7034 4869.  
 Email: charlie.powter@acuitus.co.uk

[www.acuitus.co.uk](http://www.acuitus.co.uk)

**Solicitors:**

**Ashurst LLP**  
 Broadwalk House, 5 Appold Street, London EC2A 2HA.  
 Tel: +44 (0)20 7638 1111 Fax: +44 (0)20 7638 1112.  
 Email: jonathan.hoare@ashurst.com  
 Ref: Jonathan Hoare.



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