

SIMPLY GYM

70 HIGH STREET, UXBRIDGE UB8 1JR

ATTRACTIVE HIGH YIELDING GYM INVESTMENT



INVESTMENT SUMMARY

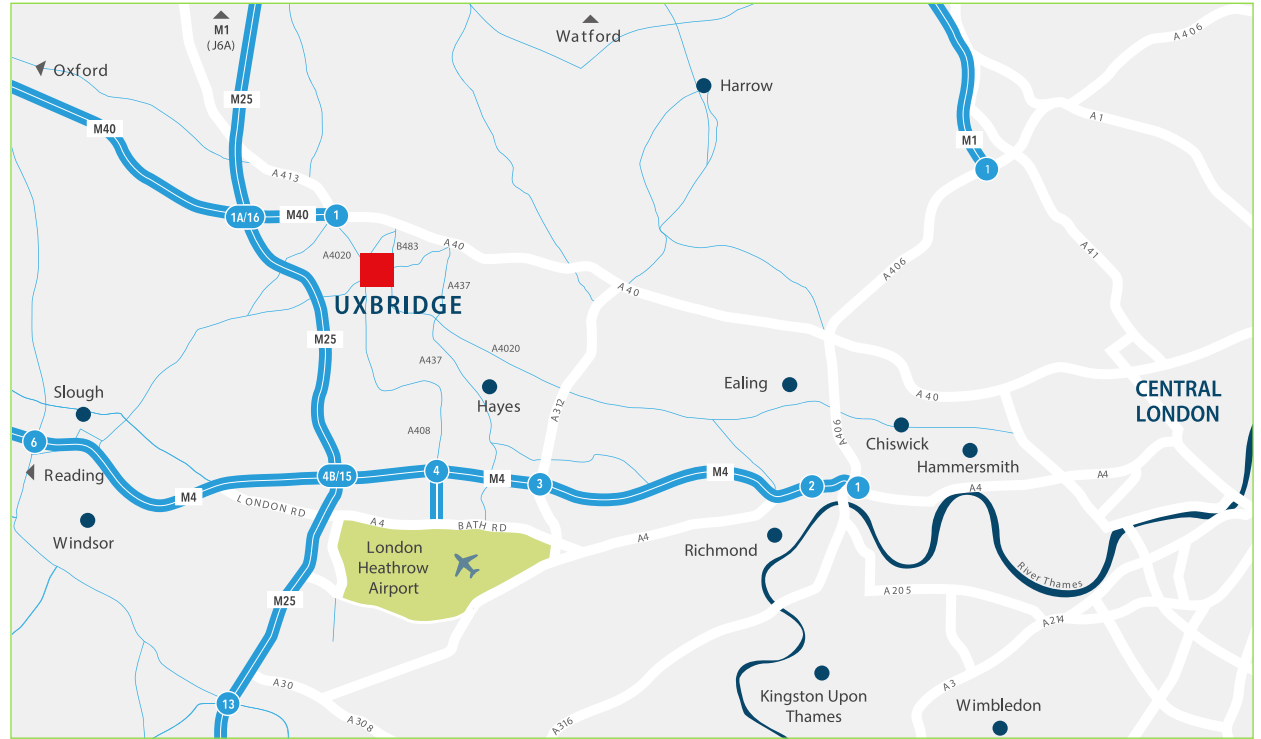
- Uxbridge is located in west London within the borough of Hillingdon, the second largest borough in London.
- The town has excellent communication routes sitting at the junction of the M25 and M40. The town benefits from being a major transportation hub with Uxbridge Underground Station connecting the Metropolitan and Piccadilly Underground Lines.
- The property is prominently situated adjacent to the Atrium Building and sits within a five minute walk from Uxbridge Underground Station.
- The accommodation is provided over basement, ground, and first floors totalling 20,681 sq ft GIA (1,921 sq m GIA).
Internally, the gym space is over basement and ground floors, with a small element on the first floor used as a spa.
- The property has an EPC rating of B.
- Let to Simply Leisure Limited by way of assignment from Rush Fitness Limited (now dissolved) for 35 years from 17 August 2006, expiring 16 August 2041 (approximately 18 years remaining), subject to a tenant break option dated 4 January 2033 (approximately 9.5 years to break).
- The current passing rent is £205,000 per annum, reflecting a low overall rent of £9.91 per sq ft. There is an outstanding rent review from 2021, which when documented should increase the rent to £226,804.18 per annum.
- Five yearly rent reviews to CPI at a cap and collar of 1.5% to 3.5% compounded annually. The next rent review is due on 17 August 2026.
- Long leasehold interest of 99 years expiring 23 June 2089 (approx. 66 years remaining), with an option to extend to 23 June 2131 (108 years remaining).
- Seeking offers in excess of **£2.124M** subject to contract and exclusive of VAT.
- **Net initial yield of 10%** (based on settlement of the outstanding rent review), reflecting a **capital value of £103 per sq ft**, after allowance for purchaser's costs of 6.80%.

LOCATION

Uxbridge is a suburban town in west London located within the borough of Hillingdon, approximately 17 miles west of Central London. It is the second largest borough in London with a population of approximately 300,000 and is home to both Brunel University and the Uxbridge Campus of Bucks New University, exemplifying Uxbridge as a knowledge centre in west London.

The area serves as a major transportation hub with Uxbridge Underground station connecting the Metropolitan and Piccadilly Underground Lines, making it a convenient location for commuters into central London. Road connectivity is excellent with a variety of South East locations connectable via the M25 and M40.

The area is a hub for shopping, dining, and entertainment. It possesses a pedestrianised high street, with over 800,000 sq ft of retail and includes 2 shopping centres: The Chimes and The Pavilions. One of its notable features is the Grand Union Canal, which runs through the town, adding to its picturesque charm.



'Excellent communication routes sitting at the junction of the M25 and M40. The town benefits from being a major transportation hub with Uxbridge Underground Station connecting the Metropolitan and Piccadilly Underground Lines.'

SITUATION

The property is prominently situated at the roundabout junction of High Street and Harefield Road, adjacent to the Atrium office building. The site lies within a 5-minute walk of Uxbridge Underground Station and is a 1-minute walk to The Pavilions Shopping Centre.



'Prominently situated adjacent to the Atrium Building and sits within a one minute walk to The Pavilions Shopping Centre.'

DESCRIPTION

The property comprises a brick built former cinema constructed in the late 1980's which was reconfigured into a gym in the early 2000's. The accommodation is provided over basement, ground, and first floors totalling 20,681 sq ft GIA (1,921 sq m GIA).

Internally, the gym space is over basement and ground floors, with a small element on the first floor used as a spa. The building benefits from generous floor to ceiling heights. The long lease benefits from rights to use 4 car parking spaces. Additional car parking is available at the nearby Cedar's car park.

The gym is open 24 hours a day, 7 days a week.



ACCOMMODATION

Floor	Area (Sq Ft)	Area (Sq M)
First	1,329	123.47
Ground	9,676	898.93
Basement	9,676	898.93
Total	20,681	1,921.33



'The property currently provides gym facilities over basement, ground, and first floors totalling 20,681 sq ft GIA (1,921 sq m GIA).'

TENANCY

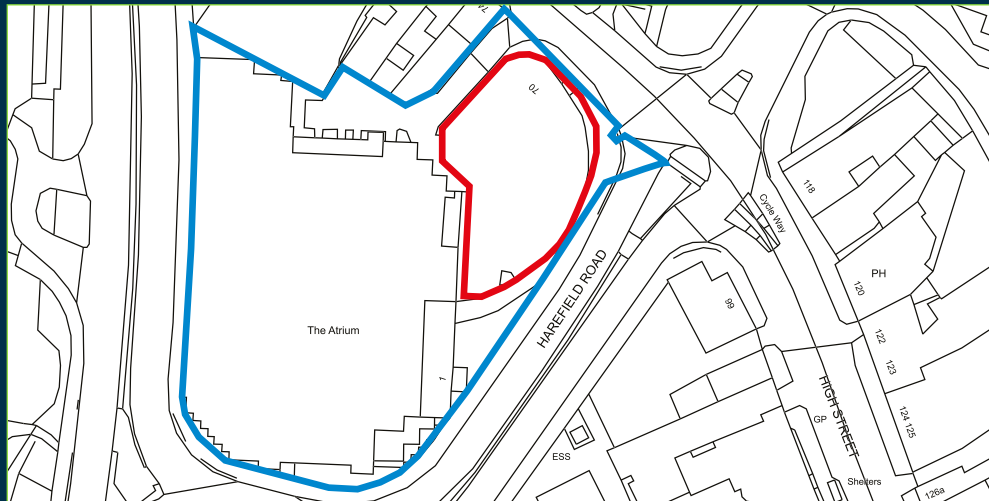
The property is let to Simply Leisure Limited by way of assignment from Rush Fitness Limited (now dissolved) for 35 years from 17 August 2006, expiring 16 August 2041 (approximately 18 years remaining). The lease is subject to a tenant only break clause dated 4 January 2033 (approximately 9.5 years to break).

The current passing rent is £205,000 per annum, reflecting a low overall rent of £9.91 per sq ft. There is an outstanding rent review from 2021, which when documented should increase the rent to £226,804.18 per annum. The lease is subject to 5 yearly rent reviews to CPI at a cap and collar of 1.5% to 3.5% compounded annually. The next rent review is to take place on 17 August 2026.

The tenant is currently on a payment plan for repayment of arrears (from COVID-19) and is paying monthly instalments of £41,476.80 exclusive of their rental payments. The tenant is currently in arrears of £144,029.72 + VAT.

TENURE

Long leasehold interest for a term of 99 years from 24 June 1990, expiring 23 June 2089 (66 years remaining). There is an option to extend the leasehold to 23 June 2131 (108 years remaining).



■ Subject Property ■ Freehold Element

PRE-EMPTION

The freeholder has a right of pre-emption over the property. The seller will be required to offer to surrender its long lease to the freeholder for the same price that the seller agrees with a buyer. The freeholder has 8 weeks from receipt of the seller's offer to reject or accept the offer and it will be deemed rejected if the freeholder does not respond within that timeframe. The freeholder reserves the right to request further information about any offer made by a buyer.

The freehold of the premises has been in the market recently and we understand that contracts have been exchanged with a purchaser.

Given the fact that the site forms an integral part of the freehold site, there is potential for any buyer to benefit from a ransom strip situation.

A copy of the lease is available upon request.

COVENANT



Simply Leisure Limited (co: 10106231) is part of the Bay Leisure Limited company, an independent charity established in 2007. The company is run by a diverse board of voluntary non-executive directors, industry professionals and entrepreneurs. It owns and operates six Simply Gym locations throughout South Wales and England.

The Guarantor to the lease is Bay Leisure Limited (co: UK05980995) who have the following financial results:

Year End	2022	2021	2020
Turnover	£4,083,335	£3,656,378	£4,952,107
Pre-Tax Profit	(£322,416)	£227,049	£201,737
Shareholder's Funds	£3,119,639	£3,442,055	£3,269,691

KYC

Prospective purchasers will be expected to comply with all KYC requirements and provide full details of the buying entity to include where it is registered and details of major shareholders where relevant to support any proposal.

VAT

Value Added Tax will be applicable on the sale of this property.

EPC

The property has an EPC rating of B.



PROPOSAL

Seeking offers in excess of **£2.124M (Two Million One-Hundred and Twenty Four Thousand Pounds)** for the long leasehold interest in the property, reflecting a **net initial yield of 10%** (based on settlement of the outstanding rent review) reflecting a **capital value of £103 per sq ft**, after allowance for purchaser's costs of 6.8%.

FURTHER INFORMATION

For further information contact sale agents:

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SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

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10. The vendors do not make nor do Lewis & Partners LLP any person(s) in their employment give any warranty whatsoever in relation to this property.
11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
12. These details were prepared as of **NOVEMBER 2023**.