



131/133 East Hill, Wandsworth SW18 2QB

Freehold leisure investment for sale located in the centre of Wandsworth producing £50,000 pax

020 8681 2000 | info@hnfproperty.com



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Offers in excess of £600,000 Freehold

LOCATION: -

The property is situated fronting East Hill in the centre of Wandsworth, close to its junction with Fairfield Street and within walking distance of all the facilities provided by the centre of Wandsworth. East Hill forms part of the main A3 commuter route and the property is highly visible to passing vehicular traffic and there are numerous commercial occupiers within a short walk.

The surrounding area is an extremely densely populated residential catchment which the property is able to service.

DESCRIPTION: -

The property comprises a single storey ground floor premises fully fitted and occupied by a gymnasium franchise operator. The property has open eaves with natural light from numerous windows and rooflights and has changing facilities to the rear of the building. The property is air conditioned (not tested) and fully fitted for the purpose of the tenant's business.

ACCOMMODATION:

Main gymnasium area 145m² (1560ft² approx.)
Kitchenette 2.33m² (24ft² approx.)
Restricted height
Mezzanine store 14.83m² (160ft² approx.)
Male & female changing rooms/showers/WCs

TENURE: -

The property is freehold and subject to a lease in favour of F45 Wandsworth Ltd for a term of 10 years from 18th May 2017 subject to a rent review on 18th May 2022. The current passing rent is £50,000 pax. There is a tenant's option to determine the lease on 17th May 2022 subject to 6 months' prior written notice. The lease is excluded from the security of tenure provisions of the Landlord & Tenant Act 1954 Part II as amended. The lease is held on effectively full repairing and insuring terms but is subject to a schedule of condition. A rent deposit of £16,667 is held as additional security.

USE/PLANNING: -

We understand the property currently falls within Class D2 which was obtained by way of planning application.

The planning is subject to hour restrictions allowing operation of the business from 6am to 9pm Monday to Friday, 7am to 12pm on Saturdays and 9am until 11pm on Sundays and Bank Holidays.

RENT/PRICE: -

Offers in excess of £600,000 are sought for our client's freehold interest.

EPC RATING: - An EPC has been commissioned and will be provided on receipt.

BUSINESS RATES: - The property has a ratable value of £14,250. Interested parties should contact the local authority to confirm the rates payable.

www.tax.service.gov.uk/business-rates-find/search

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

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Viewings by prior arrangement - call our team for more information

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