



lot 17

Rent
£162,500
per annum
exclusive

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Location

Miles: 3 miles north of York City Centre
26 miles east of Leeds
Roads: A1237, A59, A64, A1 (M)
Rail: York Railway Station
Air: Leeds Bradford International Airport

Situation

The property is situated on Clifton Moor Retail Park, York's principal retail warehouse destination offering food, shopping and leisure accommodation. Clifton Moor is located on the A1237 York Outer Ring Road, some 3 miles from the City Centre. Other occupiers on the Clifton Moor Retail Park include Tesco Extra, Vue Cinemas, B&Q, Argos, Toys 'R' Us and Matalan.

Description

The property comprises a standalone retail warehouse over ground and mezzanine levels. The tenant has fitted out the property to provide a 24/7 health club complete with exercise studios, changing rooms and a large open plan gym and workout zone. In addition there is a small standalone police station and extensive on-site car parking.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Telephone: +44 (0)20 7034 4857.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
1	Ground Mezzanine	Health Club Health Club	1,672.00 sq m (18,000 sq ft) 415.00 sq m (4,465 sq ft)	PURE GYM LTD (1)	25 years from 13/09/2013 until 12/09/2028 on a full repairing and insuring lease (2)	£162,000	12/09/2018 and five yearly (3)
2	Ground	Police Station	Not Measured	NORTH YORKSHIRE POLICE AUTHORITY	25 years from 19/03/1999	£500	(18/03/2024)
Totals			2,087.00 sq m (22,465 sq ft)			£162,500	

(1) Pure Gym is one of the UK's leading budget gym operators with 87 clubs around the UK, with a further 10 due to open shortly. They offer cheap gym membership (less than £20 pcm) without the need for a contract or joining fee. For the year ending 31st December 2013, Pure Gym Limited reported a turnover of £39,933,000, pre-tax profits of £2,158,000 and a total net worth of £8,206,000. (Source: www.riskdisk.com 22/09/2014)
 (2) The lease provides an option to determine at the tenth anniversary of the term.
 (3) The rent reviews are linked to RPI (collared and capped at 1% and 4%).

For further details please contact:

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