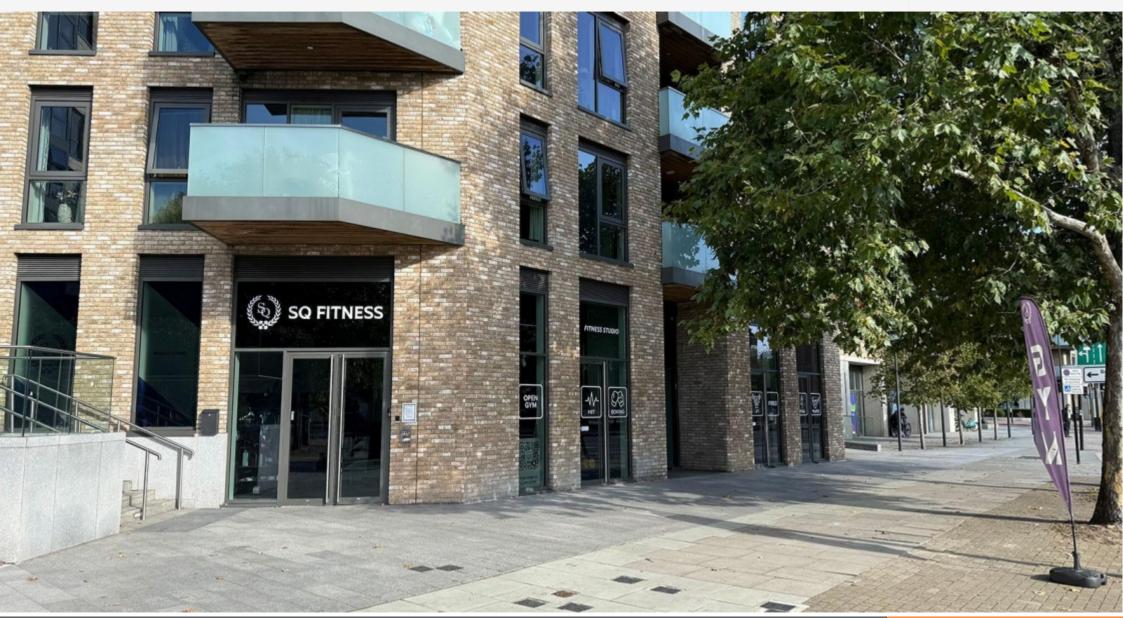
**SW18 1TX** 

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)





**Well Located Gym Investment** 

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### **Property Information**

#### **Well Located Gym Investment**

- Let to gym trading as The Shredquarters until June 2038 (subject to option)
- Recently constructed ground floor gym
- Approx. 288.55 sq. m. (3,106 sq. ft.)
- Fronting major new residential development and the busy York Way

**Status** 

Available

Auction Venue
Live Streamed Auction

• Highly affluent South West London location

### Lot Auction

44 30th October 2025

### Rent

£60,000 per Annum Exclusive

#### Sector

Leisure, Gym

On Behalf of a PLC Developer

#### Location

Miles 1 mile south west of Battersea Park, 3.5 miles south west of

Central London

Roads A3205, A217, A205

Rail Wandsworth Town Railway Station, Clapham Junction Railway

Station

Air London Heathrow Airport, London Gatwick Airport

#### Situation

The property is situated within Battersea Reach, an award winning riverside development on the south bank of the River Thames, providing over 1,100 homes, restaurants bars, gyms and convenience stores. The property benefits from excellent rail and road connectivity.

#### **Tenure**

Virtual Freehold. Held for a term of 999 years at a peppercorn ground rent. The property is subject to an estate service charge. Details are provided within the legal pack.

#### **Description**

The property comprises a ground floor commercial unit currently used as a gym. The unit forms part of a prestigious residential development.

#### VAT

VAT is applicable to this lot.

#### Note

41 Nautical House is being offered for sale separately as Lot 56. 46 Discover House is being offered for sale separately as Lot 64.

DISCLAIME

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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## **Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Gym	288.55	(3,106)	FORTIS ANIMUS LIMITED t/a The Shredquarters	15 years from 08/06/2023 until 07/06/2038 (1)	£60,000 (2)	5 yearly
Total		288.55	(3,106)			£60,000	

<sup>(1)</sup> The lease provides a Tenant option to determine on 08/06/2030.

**Well Located Gym Investment** 

<sup>(2)</sup> The tenant is currently paying £30,000 pax until 25/03/2026. The Seller will top up the rent from completion of the sale until 25/03/2026. The property will therefore effectively produce £60,000 pax from completion of the sale.

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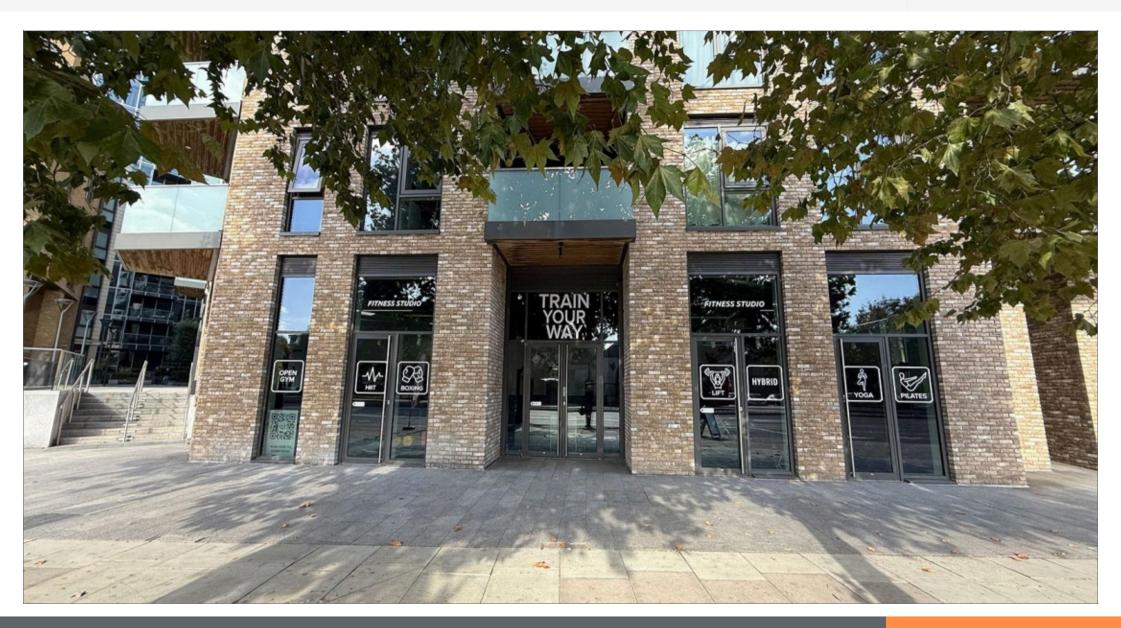


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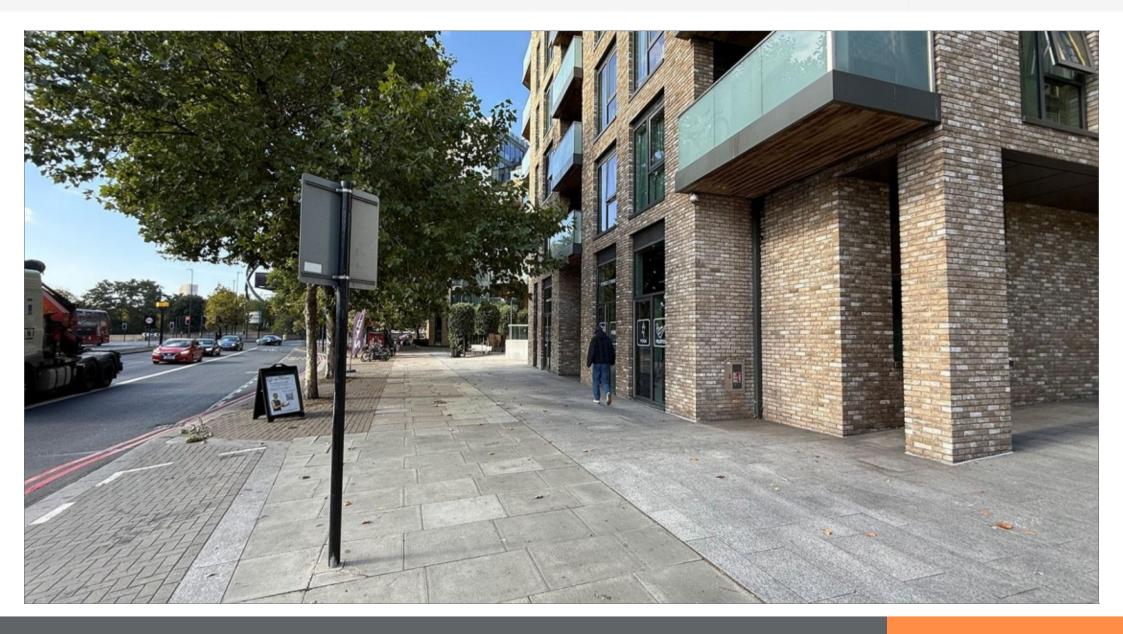


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**Well Located Gym Investment**