

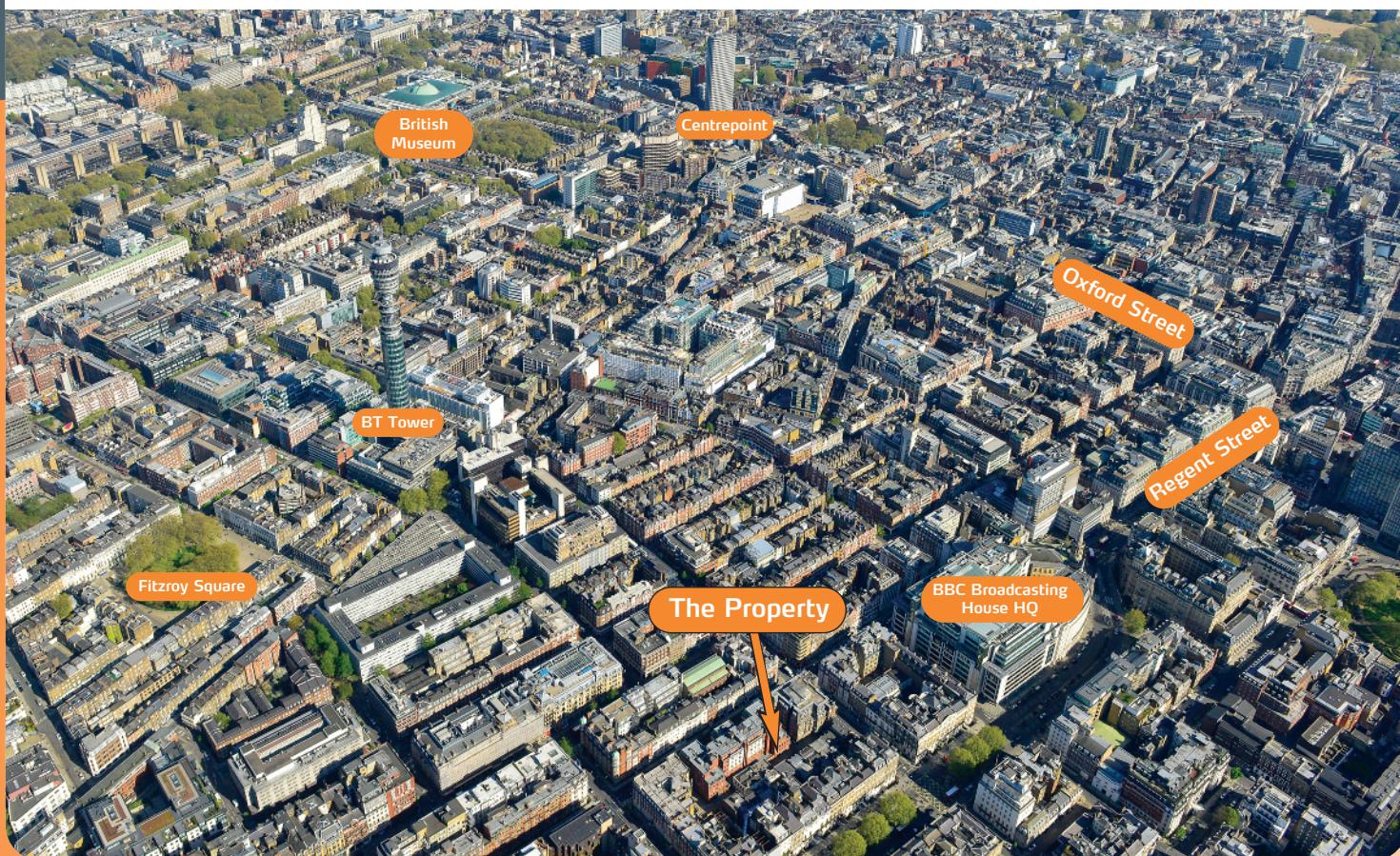
# lot 13

## LA Fitness, 49 Hallam Street London W1W 6JW

Rent  
**£302,381**  
per annum  
exclusive  
(gross)  
£167,520 p.a.  
(net)

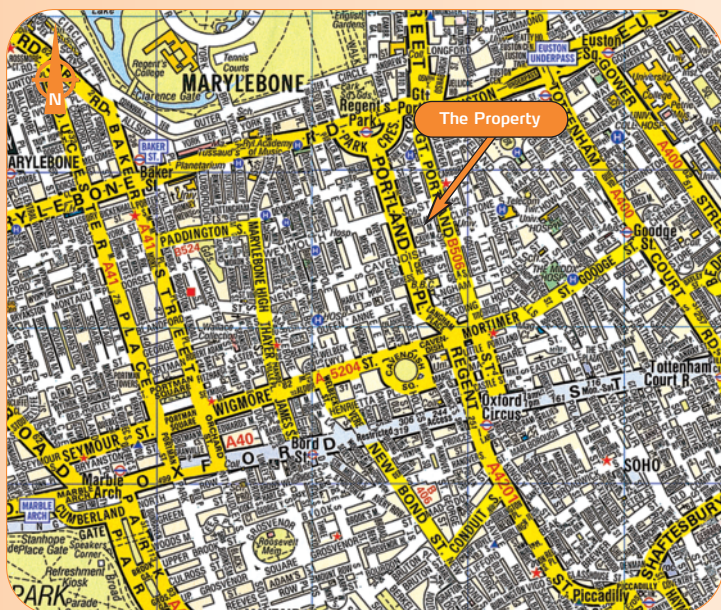
### Central London Leisure Investment

- Ground and basement let to LA Leisure Limited (t/a LA Fitness) guaranteed by LA Fitness plc until 2037
- Prime central London location just off Great Portland Street
- Less than 150 metres from BBC Broadcasting House Headquarters
- Health Club comprising gym, swimming pool, sauna, steam room and exercise rooms



On Behalf of  
Joint Fixed  
Charge Receivers





lot 13

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 per annum  
 exclusive  
 (gross)  
 £167,520  
 p.a. (net)



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**Location**

Miles: 580 metres south of Regent's Park  
 650 metres north of Oxford Circus  
 Roads: A4201, A40, A501  
 Rail: Regent's Park (Bakerloo Line), Oxford Circus (Central, Victoria & Bakerloo Lines)  
 Air: London City Airport

**Situation**

The property is situated in a prime location in Central London on the western side of Hallam Street, close to its junction with New Cavendish Street on the borders of Fitzrovia and Marylebone. The property is located some 650 metres north of Oxford Circus and less than 150 metres from the BBC Broadcasting House Headquarters.

**Description**

The property comprises a health club arranged over basement and ground floors which forms part of a larger building. The health club includes a gym, swimming pool, sauna, steam room, changing rooms and exercise rooms.

**Tenure**

Leasehold. Held from 49 Hallam Street Limited for a term of 35 years from 24th May 2002 until 23rd May 2037 at a rent of £134,861 p.a. reviewed 5 yearly to 3% per annum compounded annually. The leaseholder has the option to take a further lease of the premises on the same terms for 115 years from expiry of the current lease.

**VAT**

VAT is applicable to this lot.

**Note**

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement/ Ground	Health Club	1,303.51 sq m (14,031 sq ft)	<b>LA LEISURE LIMITED (t/a LA Fitness) guaranteed by LA Fitness plc (1)</b>	35 years from 24/05/2002 until 23/05/2037	£302,381 (gross) £167,520 (net)	31/10/2018 and five yearly
<b>Totals</b>		<b>1,303.51 sq m (14,031 sq ft)</b>			<b>£302,381 (gross) £167,520 (net)</b>	

(1) Created in 1996, LA Fitness is the trading name of LA Leisure Ltd. The company trades from 80 clubs in the UK and Ireland, 33 of which (not including 49 Hallam Street) have been earmarked for sale as part of a restructuring plan. (Source: www.lafitness.co.uk 24/04/2013). LA Fitness entered into a CVA on the 24th March 2014 and the lease for this property was classified as a category 1 lease. The only affect on the CVA is that rent will now be payable on a monthly basis and the lease cannot be forfeited as a consequence of the CVA.

**For further details please contact:**

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