

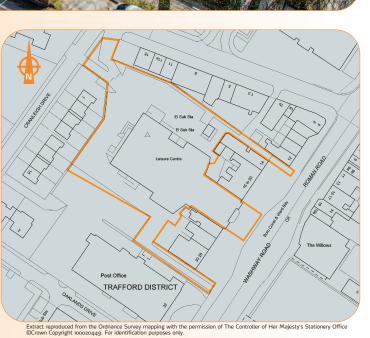


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per annum exclusive rising to E226,336 per annum





Miles: 5 miles south-west of Manchester Roads: A56, M6o (Junction 7), M6, M56, M62 Sale Metrolink Station Rail: Air: Manchester Airport

Sale is a popular commuter town situated 5 miles south-west of Manchester city centre, supported by the M6o Motorway and Manchester Metrolink. The property is prominently situated in the heart of the town centre, close to The Square Shopping Centre on the west side of the busy Washway Road, a main arterial route connecting the town centre and the M6o to the north.

The property, a Grade II Listed building, comprises a health club which provides a reception, creche, swimming pool and aerobics area on the ground floor, with a gymnasium on the first floor and ancillary accommodation on the second and third floors. The property benefits from on-site car parking to the rear for approximately 56 cars and an approximate site of 0.53 hectares (1.31 acres).

Tenure Freehold.

VAT is applicable to this lot.

Eight week completion

	accommodation

Floor Ground, First, Second & Third	Use Health Club	Floor Area 2,879.92 sq m	s (Approx) (31,000 sq ft)	Tenant SDI FITNESS (SALE) LIMITED (1) GUARANTEED BY SPORTS DIRECT INTERNATIONAL PLC (2) ON ASSIGNMENT FROM LA FITNESS LIMITED	until 30/01/2037 on a full	Rent p.a.x. £205,000	Reviews Fixed rental increase to £226,336 on 31/or/2019 (3) and 5 yearly thereafter			
Total		2,879.92 sq m	(31,000 sq ft)			£205,000				
(1) Sports Direct Fitness is the leisure division of Sports Direct, the UK's leading sports retailer and currently has 31 fitness clubs throughout the UK										

(2) The lease is guaranteed by Sports Direct International Plc until 17th June 2019 only. For the year ending 2015 Sports Direct International Plc reported a turnover of £2,832,560,000, pre-tax profits of £313,446,000 and a total net worth of £908,997,000 (Source: Experian Group o6/04/2016).
(3) The lease provides for a fixed increase in rent on 31st January 2019 to £226,336 p.a.x and 5 yearly rent reviews thereafter to Open Market Rental Value.

etails please contact: For further details please contact Jo Seth-Smith Tel: +44 (0)20 7034 4854. Email: jo.seth-smith@acuitus.co.uk Will Moore Tel: +44 (o)20 7034 4858. Email: will.moore@acuitus.co.uk www.acuitus.co.uk

Dentons UKMEA LLP DENTONS Tel: +44 (o)207 320 3968. Email: greg.rigby@dentons.com See: www.acuitus.co.uk for further details Clyde & Co St Botolph Building, London EC3A 7AR. Tel: +44 (o)2o 7876 4266. Email: graeme.taylor@clydeco.com Ref: Graeme Taylor.