

## 62-64 High Street Bognor Regis, West Sussex PO21 1SP

lot 84

### Freehold Leisure Investment

- Majority let on a new 10 year lease to Dream Fitness Limited (subject to option)
- Prominent location on High Street
- Located adjacent to Iceland and a large Morrisons Supermarket car park
- Other nearby occupiers include NatWest, Lloyds, HSBC and Barclays Banks

Rent  
£76,750 per  
annum  
exclusive



On behalf of  
Receivers

**CBRE**

### Location

Miles: 7 miles south-east of Chichester  
24 miles west of Brighton  
37 miles south of Guildford

Roads: A3, A27, A280

Rail: Bognor Regis Railway Station

Air: London Gatwick Airport

### Situation

The property is situated at the western end of the High Street close to its junction with Bedford Street. The location of the property benefits from pedestrian flow between the Morrisons car park located adjacent to the property and the pedestrianised London Road, the town's principal retailing thoroughfare. Nearby occupiers include Morrisons Supermarket, Iceland, William Hill and several banks.

### Description

The property comprises a three storey building arranged as two units. 62-64 High Street provides a 24/7 health club/gym complete with exercise studios, a large open plan gym and workout zone over part ground, first and second floors. 64 High Street comprises a ground floor café.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Note

This property is being marketed for sale on behalf of 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 Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Six Week Completion

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
62-64	Ground	Health Club/Gym	157.74 sq m	(1,698 sq ft)	<b>DREAM FITNESS LIMITED (1)</b>	10 years from 28/05/2016 (2)	£50,000 (3)	28/05/2021 (27/05/2026)
	First	Health Club/Gym	282.88 sq m	(3,045 sq ft)				
	Second	Health Club/Gym	280.10 sq m	(3,015 sq ft)				
64	Ground	Café	161.18 sq m	(1,735 sq ft)	<b>INDIVIDUAL t/a Poppins Café</b>	10 years from 09/08/2011 (4)	£26,750	09/08/2016 (07/08/2021)
<b>Total</b>			<b>881.90 sq m</b>	<b>(9,493 sq ft)</b>			<b>£76,750</b>	

(1) Dream Fitness is a 24 hour gym with membership available from around £15 per calendar month. (Source: www.dream-fitness.com)

(2) The lease provides for a tenant option to determine on 28th May 2021.

(3) The tenant is currently benefiting from a 3 month rent free period expiring 27th August 2016. The seller has agreed to adjust the completion monies so the unit will produce £50,000 p.a.x from completion of the sale.

(4) The lease was subject to a tenant option to determine in August 2016 which was not exercised by the tenant.

### 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 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

**Walker Morris LLP**  
Kings Court, 12 King Street, Leeds, LS12 2HL.  
Tel: +44.(0)113 283 2502.  
Email: rachel.elgar@walkermorris.co.uk  
Ref: Rachel Elgar.

