

# Lot 8

£123,300 per annum  
exclusive

## Units 1 & 2, 3 and 4, The Loom, Leigh, Greater Manchester WN7 4BA

Modern Leisure Investment with Asset Management Opportunity



Picture taken March 2019





## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Units 1 & 2	Ground	Gym	483.37 sq m	(5,203 sq ft)	CBBWELLNESS LIMITED t/a Anytime Fitness (1)	15 years from 31/10/2016 until 30/10/2031 (2)	£55,000	31/10/2021 and 31/10/2026
Unit 3	Ground	Restaurant	326.18 sq m	(3,511 sq ft)	NANDO'S CHICKENLAND LIMITED (3)	20 years from 18/01/2012 until 17/01/2032 (4)	£68,300	18/01/2022 and 18/01/2027
Unit 4	Ground	Restaurant	384.15 sq m	(4,135 sq ft)	VACANT POSSESSION (5)			
<b>Total</b>			<b>1,193.70 sq m</b>	<b>(12,849 sq ft)</b>			<b>£123,300</b>	

- (1) Anytime Fitness opened its first club 16 years ago in Minnesota, USA and is now the world's largest health chain with 4,000+ clubs open in 33 countries and growing (Source: [www.anytimefitness.co.uk/own-a-gym](http://www.anytimefitness.co.uk/own-a-gym)).  
 (2) The lease provides an option to determine on 30/10/2026, subject to 12 months' notice.  
 (3) Nando's has 410 restaurants in the UK and Ireland, with further stores internationally (Source: [www.nandos.co.uk](http://www.nandos.co.uk)).  
 (4) The lease provides an option to determine on 18/01/2027, subject to 6 months' notice.  
 (5) The property was previously let to City Centre Restaurants (UK) Limited t/a Frankie & Benny's, who vacated the property in 2019.



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### Key Details

- Three leisure units forming part of the established scheme known as The Loom
- Let to tenants trading as Nando's and Anytime Fitness
- Adjacent to Tesco Extra and Cineworld
- Busy location off Spinning Jenny Way (A578)
- Proposal to develop 202 new homes south of the adjacent canal with a connecting footbridge between the two sites

On behalf of **LaSalle**  
INVESTMENT MANAGEMENT

### Location

**Miles:** 14 miles west of Manchester  
10 miles north-east of Warrington  
**Roads:** A579, A578, A580  
**Air:** Manchester Airport

### Situation

Leigh is a busy commuter town located 14 miles west of Manchester city centre. The property is situated within the popular scheme known as The Loom, which occupies a prominent position on the busy Spinning Jenny Way, opposite the Spinning Gate Shopping Centre within the town centre. The Loom is home to a Tesco Extra, petrol filling station, Cineworld and Sports Direct, with a dedicated 800 space customer car park. Immediately to the south of the property, a planning application to develop 202 new homes south of the adjacent canal has been submitted, with a proposed possible footbridge connecting the development to The Loom. Further information can be found at <https://planning.wigan.gov.uk/> REF: A/15/80681/OUTMAJ & A/18/86507/VARMAJ.

### Description

The property comprises three well configured ground floor units, which are currently arranged to provide two restaurant units and a gym. The property benefits from rights to parking.

### Tenure

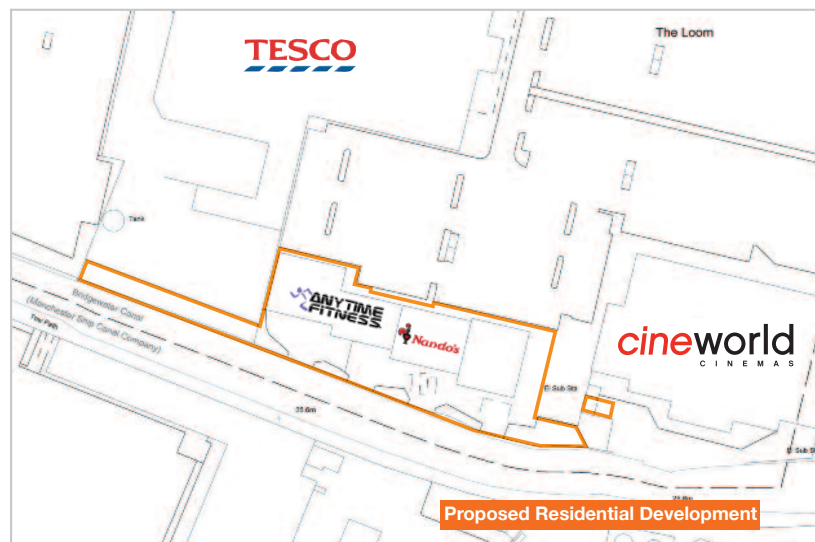
Long Leasehold. Held from 18/12/2019 for a term of 250 years at a peppercorn rent.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

Available to download at [acutis.co.uk](http://acutis.co.uk)



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