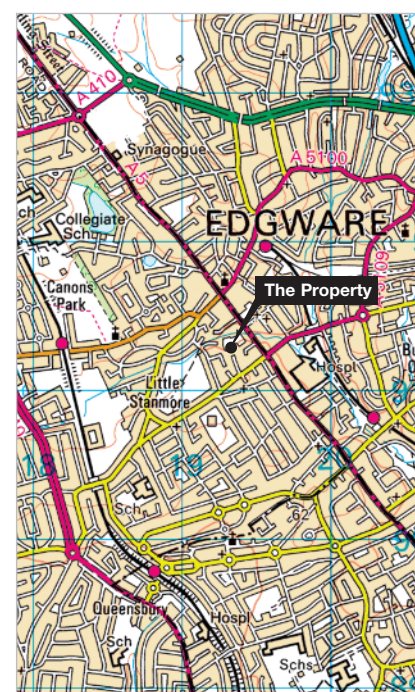


Edgware Intensity Fitness Gym 415 Burnt Oak Broadway Middlesex HA8 5AH

- Long Leasehold Leisure Investment
- Let to Intensity Gym & Fitness Ltd
- Prominent roadside location opposite Robins & Day Peugeot
- Rent Review 2019
- Reversion 2024
- Current Rent Reserved
£95,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Long Leasehold. To be held on a new 999 year lease at a fixed peppercorn ground rent.

Location

Burnt Oak is situated within the London Borough of Barnet which is located some 10 miles north of central London. The town is located on the London Underground (Northern Line).

The property is situated in a mixed residential and commercial area, opposite a Peugeot garage, near a Premier Inn directly on the Broadway (A5).

Description

The property is arranged on ground floor only to provide a newly fitted gym. There is car parking to the front. The remainder of the building is residential and is not included in the sale.

The property provides the following accommodation and dimensions:

Ground Floor Gym 564 sq m (6,070 sq ft)

Tenancy

The entire property is at present let to INTENSITY GYM & FITNESS LTD for a term of 10 years from 24th September 2014 at a current rent of £95,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.intensitygym.co.uk
Intensity Gym was formed in November 2013.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 32 Band B (Copy available on website).

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@alltop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 91 Edgware**.