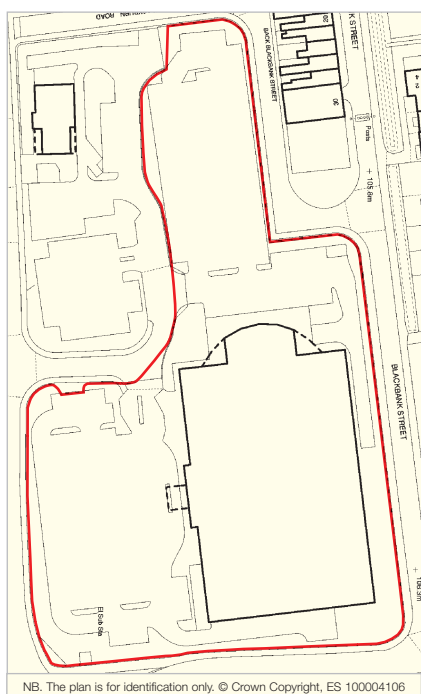


Bolton **Total Fitness Leisure** **Centre** **Waters Meeting Road** **Lancashire** **BL1 8TT**

- **Freehold Leisure Centre Investment**
- Let to Total Fitness Health Clubs Limited
- Turnover based rent
- 2018 Rent Review to a minimum of £300,000 per annum subject to break
- Current Rent Reserved

£0 pa (1)

On the Instructions of CBRE
Global Investors



Tenure
Freehold.

Location

Bolton, with a population of 140,000, is an important commercial and industrial centre. Bolton is located 10 miles north-west of Manchester city and 5 miles due west of Bury. The town benefits from good communications with the M57 approximately 3 miles to the west (Junctions 5 and 6) and the A666 linking to Junction 3 to the south. The property is situated to the north of Bolton town centre fronting Waters Meeting Road close to its junction with Blackburn Road (A666). To the south is a modern retail warehouse park anchored by B&Q whilst the immediate vicinity is a mixed use area of trade counters, residential and the Warburtons Bakery at the rear.

Description

The property is arranged on ground and one upper floor comprising a large purpose built leisure and fitness complex providing a lobby and reception area, relaxation area and café, family zone, fitness studio, two squash courts, changing facilities with access to ground and first floors, a five lane 25 metre swimming pool, a four lane training pool, a hydrotherapy pool, steam room and saunas. In addition there is a gym area on the first floor, three studios, a ladies only gym and a 200 metre indoor running track running along the perimeter of the first floor.

The property provides the following gross internal areas
Ground and First Floor **7,560 sq m (81,376 sq ft)**

Tenancy

The entire property is at present let to TOTAL FITNESS HEALTH CLUBS LIMITED for a term of 35 years from 28th November 2003 as varied by a Deed of Variation dated 4th July 2013 and other documents. The rent is based on the turnover generated from the premises as provided for in the Deed of Variation and is currently 45% of turnover between £1.5 m and £1.9m (maximum £180,000 per annum) plus 25% of turnover above £1.9m (unlimited). (1). The current rent payable is zero. There is a tenant's option to determine in 2018, exercisable if turnover levels are not achieved, together with a rent review to a minimum of £300,000 pa. There is a further lessees option to break in 2028. The lease contains repairing covenants subject to a schedule of condition. Prospective purchasers are strongly advised to consult the lease and associated documents.

Tenant Information

No. of Branches: 16.
Website Address: www.totalfitness.co.uk
For the year ended 31st December 2012 Total Fitness Health Clubs Limited reported a turnover of £29.709m, a pre-tax loss of £157,000, shareholders' funds of £2.136m and a negative net worth of £14.481m. (Source: riskdisk.com 20.09.2013.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 170 Band G.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Iain Macfarlane, Simmons & Simmons LLP. Tel: 0207 825 4517 e-mail: iain.macfarlane@simmons-simmons.com

