

DW SPORTS FITNESS, VICTORIA RETAIL PARK, NOTTINGHAM NG4 2PA



Description

The property forms part of a retail cluster that fronts the A612 dual carriageway, adjacent to Morrison Supermarket and Victoria Retail Park.

The property was built in 2008 as a purpose built as a health and fitness club on the ground floor and a retail sales unit on the first floor accessed by a lift, sales staircase and escalator.

The property comprises 45,350 sq ft on two floors.

Tenancy:

The property is let to Dave Whelan Sports Limited for a term of 25 years from 25 February 2008 (16.5 years remaining). The lease is let on FRI terms with five yearly rent fixed increases to 113.14% of the previous rent. The next review is due on 25 February 2018 where the rent is due to rise to £633,633 per annum (£13.97 psf overall). The vendor topped up the rent to this level.

Tenure

Freehold.

Asset Management

The property has low site cover of 25% providing the opportunity for the creation of additional units on the 2.4 acre site. The lease requires that only 159 car spaces are to be made available to DW Sports Fitness allowing the opportunity for a unit of around 7,000 sq ft to be created.

Price:

£9,600,000 producing a net initial yield 6.19% based on the projected February 2018 rent of £633,633 per annum and purchase cost of 6.67%.

Transaction

The property was sold in December 2016 by HSM to Nottingham City Council.