

INVESTMENT OPPORTUNITY

FOR SALE



1 Weald Road, Brentwood

ESSEX · CM14 4SN

LET TO

LF Sub2 Ltd, t/a Anytime Fitness

- £85,000 pax
- 10-year lease from Jan 2026
- No break clause
- 999-year LLH from 2024
- 6-month deposit + PG

GROSS INITIAL YIELD

8.5%

GUIDE PRICE

£1,000,000

01 — OVERVIEW

Location & Description

Location

The property fronts **Weald Road at its junction with Western Road**, immediately adjacent to Brentwood High Street and within an established mixed-use town centre environment.

Brentwood is an affluent and well-regarded Essex town, popular with residents, commuters and businesses for its strong local catchment, good amenities and excellent transport connections. The surrounding area comprises a mix of retail, leisure, office and residential uses, supporting good local footfall and demand.

Brentwood Railway Station is nearby and provides regular services including **Elizabeth Line** connections, offering access towards Central London, Stratford, Liverpool Street and beyond. Road links are also strong, with convenient access to the **A12, M25** and the wider Essex road network.

Description

The property comprises the **ground floor commercial premises** within a mixed-use building, fitted out and trading as an Anytime Fitness franchise.

Internally the accommodation provides a welcoming reception/customer entrance area, a large open-plan gym floor, a separate fitness studio, changing areas and ample WC and shower facilities. The premises have been fitted to a modern gym specification with a good quality occupational fit-out throughout.

The property also benefits from **4 staff parking spaces** to the rear.

**28.5m**

WEALD RD FRONTAGE

14m

WESTERN RD RETURN

5,538 sq ft

GROSS INTERNAL AREA

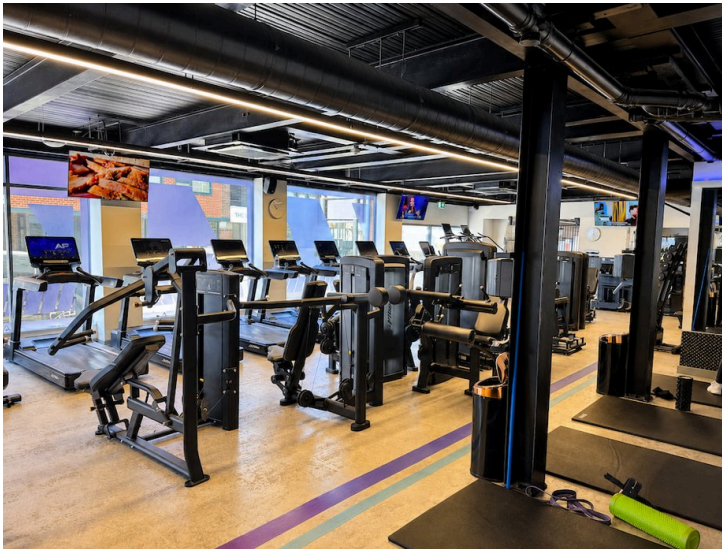
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PARKING SPACES

02 — TERMS

Investment Summary

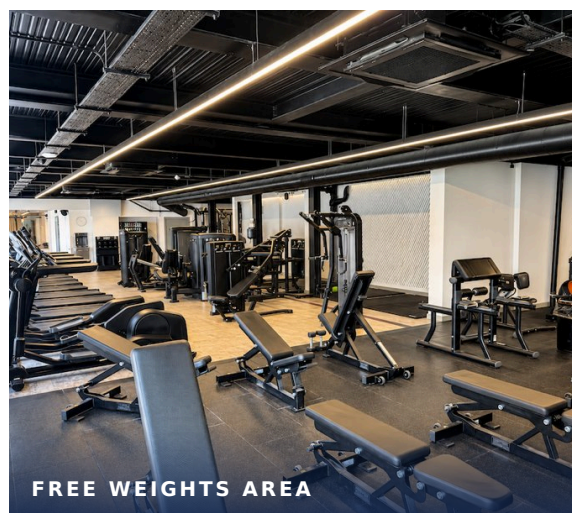
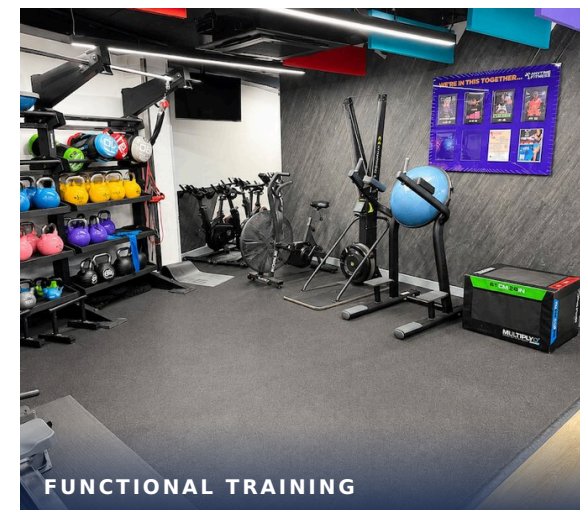
GUIDE PRICE £1,000,000		GROSS INITIAL YIELD 8.5%	
TENANT LF Sub2 Ltd Trading as Anytime Fitness			
CURRENT RENT £85,000 pax Per annum exclusive		RENT REVIEW RPI-linked Year 5 · Upward only	
LEASE TERM 10 years From 1 January 2026		BREAK CLAUSE None Term certain throughout	
TENURE 999-year LLH From 2024 · No ground rent		SECURITY 6-month deposit Plus personal guarantor	
SERVICE CHARGE TBC Amount to be confirmed		VAT Not applicable To the sale	



03 — INSIDE

The Premises

Modern gym specification throughout, with reception, open-plan training floor, separate studio, changing rooms and full WC & shower provision.



04 — NEXT STEPS

Purchase Process & Contact

01 — LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

02 — AML / KYC CHECKS

Under Anti-Money Laundering Regulations, the purchaser will be required to provide satisfactory identification and proof of funds. A charge of **£350 + VAT** may be payable for the necessary AML / KYC checks.

03 — HOLDING DEPOSIT

Purchasers wishing to secure the property may be required to pay a holding deposit of **£5,000**, subject to contract. The deposit will be held in our client account until completion. Terms relating to its retention or refund will be confirmed prior to payment.

C

EPC RATING

Score 70 · Valid until 1 October 2030

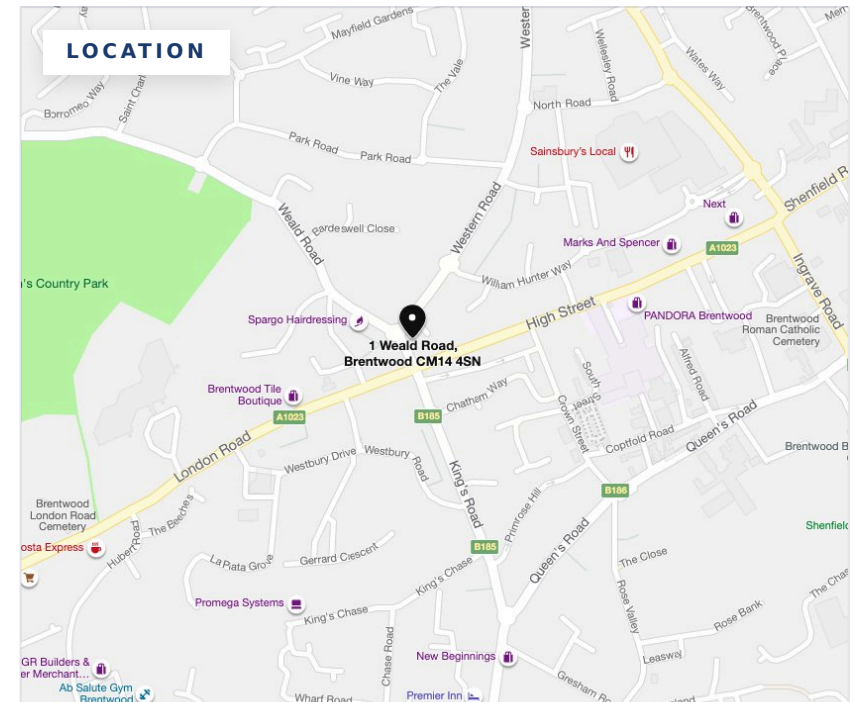
Use Class E (Commercial, Business & Service)



ANYTIME FITNESS FRONTAGE



REAR WITH PARKING



SOLE AGENT · VIEWINGS BY APPOINTMENT

Jason Grant

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05 — PLANS

Accommodation & Site Plans



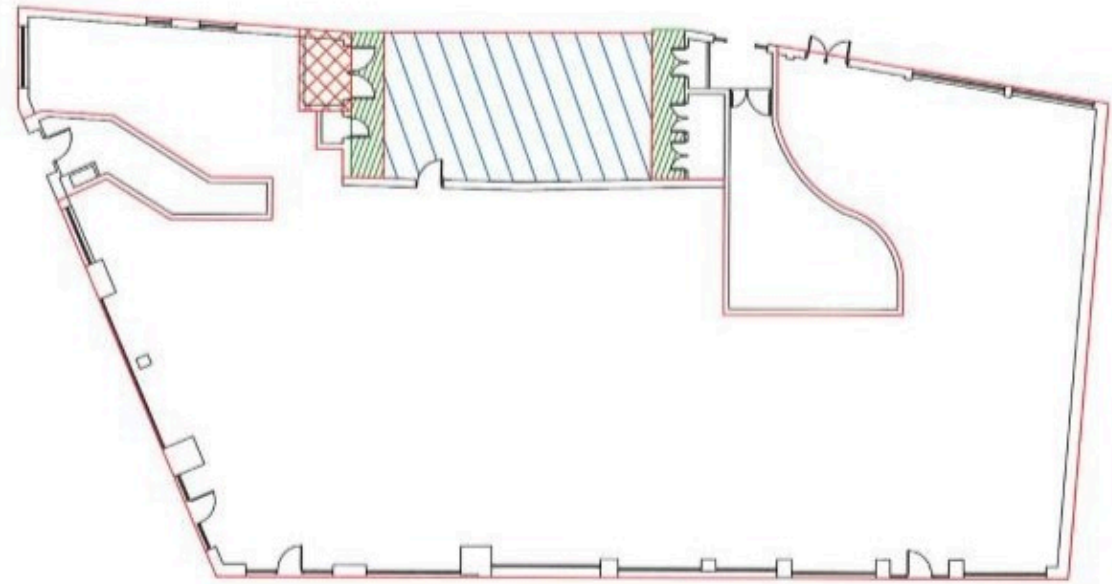
LOCATION PLAN
SCALE 1:1250
LOCATION PLAN · 1:1250

PLAN LEGEND

-  Right of way
-  Parking area
-  Demise
-  Bin store

**Connaught House, Broomhill Road,
Woodford Green IG8 0XR**
Tel: 020 8506 9900

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GROUND FLOOR