



Investment For Sale - Recently Let to a BFT gym franchisee

**Leigham Court Road, Streatham Hill**

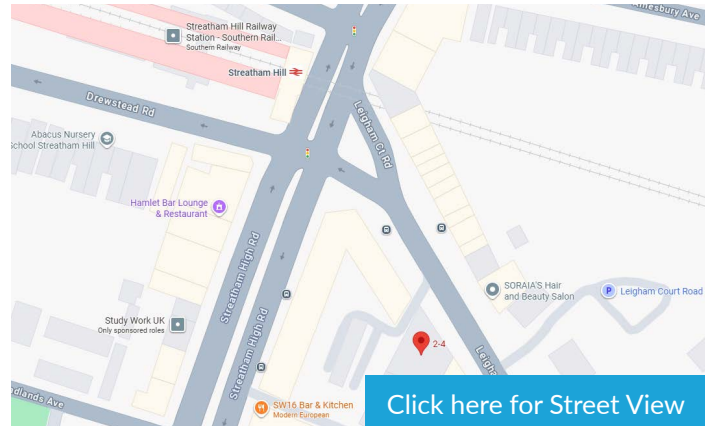
**2-4 Leigham Court Road London SW16 2PD**

Approx. 2,389 sq ft

## Situation

The premises are situated on Leigham Court Road, a short walk from Streatham Hill Train Station, near to the junction with Streatham High Road. Leigham Court Road is a busy thoroughfare and bus route, linking Streatham Hill with Streatham Common. The property is prominent and highly visible.

The premises has recently been let on a FRI lease to a Body Fit Training ("BFT") gym franchisee, who has recently opened for trade. The franchisee also owns the BFT gym in Battersea.



[Click here for Street View](#)

## Accommodation

The premises are arranged over ground floor only, providing the following approximate areas:

Ground Floor (GIA)	2,389 sq ft
<b>Total Internal Area</b>	<b>2,389 sq ft</b> 222.03 sq m



## Tenancy

The property is let on a FRI lease to FHL Streatham Ltd (with a guarantor from FHL Battersea Ltd), for a term of 10-years (held outside The 1954 Act) expiring in August 2035. There is a Tenant-only break option in August 2030.

The rent is £36,000 pax, with next rent review in August 2030 (upwards-only, RPI-index based). A 3-month rent deposit is held. The Tenant is currently in a rent free period, until 11 March 2026.

## Price

The virtual-freehold is available (250-years from 2014) at a guide price of £500,000 (ex. VAT). There is a ground rent payable of £300 pa. The Freehold is also available - terms on application.

A purchase at this price reflects a Net Initial Yield of 6.77%, after Standard Purchaser's Costs of 6.32%.

## Legal costs

Each party to be responsible for payment of their own costs.

## Covenant

Body Fit Training ("BFT") was founded in Melbourne, Australia in 2017. BFT has now grown to over 330 gym studios in 13 countries. The Tenant also owns the BFT in Battersea, which acts as guarantor to BFT Streatham. [Tenant website](#). [Tenant instagram](#).

## Contact

For further information please contact:

**Theo Benedyk** - [tb@lewiscraig.co.uk](mailto:tb@lewiscraig.co.uk)  
020 7009 0486

**Richard Grossman** - [rg@lewiscraig.co.uk](mailto:rg@lewiscraig.co.uk)  
020 7009 0482