

**FULLY FITTED GYM / HEALTHCLUB
TO BE LET**

14,564 Sq Ft (1,353 Sq M)

CRICKLEWOOD BROADWAY, LONDON NW2 6PG



LOCATION: This property is situated in a highly prominent position on the West side of Cricklewood Broadway and at the junction of Temple Road. The premises are situated close to many retailers and restaurants. The property is well served by road and transport communications with Junction 1 of the M1 and the North Circular being extremely close by. Numerous bus routes also serve the area.

DESCRIPTION: The premises comprise a fully fitted gym/health club arranged on Lower Ground, Ground and First floors split up into various exercise areas, studios, swimming pool and changing rooms. My clients have been trading successfully for the past 30 years and the club benefits from approximately 2,000 members.

66-70 Parkway, London NW1 7AH

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ALL DIMENSIONS ARE APPROXIMATE

Lower Ground Floor	1,658 Sq Ft	(155 Sq M)
Ground Floor	6,275 Sq Ft	(582 Sq M)
First Floor	6,631 Sq Ft	(616 Sq M)
TOTAL AREA	14,564 Sq Ft	(1,353 Sq M)

AMENITIES:

- * Highly Prominent Window Frontage
- * Changing Rooms
- * Own Self-contained Entrance
- * Male & Female WCs
- * Kitchen Facilities
- * Good Natural Light
- * Gas Central Heating
- * Swimming Pool
- * Air Conditioning
- * Exercise and Studio Areas



- RENT:** £255,000 per annum exclusive
- LEASE:** A new Full Repairing and Insuring Lease to be granted for a term of years to be agreed subject to periodic rent reviews.
- EPC:** C Rating
- CLUB MEMBERS:** The club benefits from approximately 2,000 members and a proposed tenant will be expected to take on all the members from completion.
- STAFF:** A proposed tenant is expected to take on the existing 6 staff members.
- VIEWING:** Strictly by appointment through owners SOLE Agents as above.
- CONTACT:** Paul Stone: 020 7482 1203 / 07973 845462
paul.stone@christo.co.uk

SUBJECT TO CONTRACT

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