



Telephone 0845 241 2531

www.horizonbusinessagents.co.uk

LADIES HEALTH AND FITNESS CENTRE

Reference: LH/2032/SE

THE BUSINESS:

This is a ladies only health and fitness franchise based around the concept of a 30-minute workout, and is part of, and has the support of the largest fitness franchise in the world. This opportunity was ranked as the No 1 fitness franchise in Entrepreneur Magazine this year.

AGENTS COMMENTS:

This is a business that is fun to run with camaraderie between members and staff. A rewarding business that produced results for its customers.

All franchisees have no experience or knowledge of running a fitness club and consequently full training and handover assistance will be provided on purchase in the running of the business.

LOCATION:

Situated in a prime position within a town centre to the south of Chelmsford, Essex.

TENURE:

On an initial 5 year lease starting in March 2006 with a passing rent of £9,500 p.a. plus service charges. We are informed that there is a break clause in the lease in March 2008 should a new owner wish to trade from alternative premises.

RATES:

The rateable value of the premises is £7,900. We understand that rates payable is approx £2,800

THE PROPERTY:

Situated on the first floor these 79 sq metre air-conditioned premises have been tastefully decorated featuring stripped floorboards. On entering the club there is a small changing room with toilets to the right. To the left is the fitness and reception area.

This is a recently extended (from 16 stations) 20-station health and fitness club based around resistance exercise and aerobic activity with 10-exercise machines part of the sale.

FINANCIAL:

The fees receivable for the first year of trading was some £103,533. Full accounts are available to serious buyers.

The franchisee is required to pay to the franchisor a sum of 6% of the membership fees or £450 per month which ever is lower.

TRADING HOURS:

Monday – Friday 9.00 a.m. to 8.00 p.m.

Saturday 9.00 a.m. – 12.00 midday

STAFF: Currently run by a manager and 5 part time members of staff with a wage bill of approx £700 per week. The owners' currently only cover holidays and staff absences. A hands-on owner one would imagine would be able to significantly reduce these staff cost and also increase fees.

FINANCE: Horizon Business Transfer Agents have established strong relationships with local banks and finance consultants, should you wish to obtain finance to purchase this business, please contact 0845 241 2531.

VIEWING: Viewing strictly by appointment through Horizon Business Transfer Agents by telephoning 0845 241 2531

LEGAL FEES: Each party to meet their own legal costs.

GUIDE PRICE: £19,950 for the goodwill, leasehold interest, and fixtures, fittings and equipment.

Particulars are supplied by the Vendor and should be verified, they are in no way guaranteed and do not form any part of a contract. We cannot accept responsibility for any inaccuracy. The information contained within these particulars is provided by the vendor, are believed to be accurate but must not be construed to form part of any contract. If however, you require clarification - or elaboration - regarding any specific element of these particulars you are asked to raise any query before making an offer so that clarification/confirmation can be given. It is not part of the Horizons brief to determine the working order or efficiency of equipment included in the sale. Nor are we qualified to comment on the condition of the property other than perhaps its decorative state. Offered subject to contract and still being available.

