

FOR SALE – SINGLE LET INVESTMENT OPPORTUNITY

4,600 ft²

UNIT 5, STONEACRE, GRIMBALD CRAG CLOSE, ST. JAMES BUSINESS PARK,
KNARESBOROUGH, HG5 8PJ

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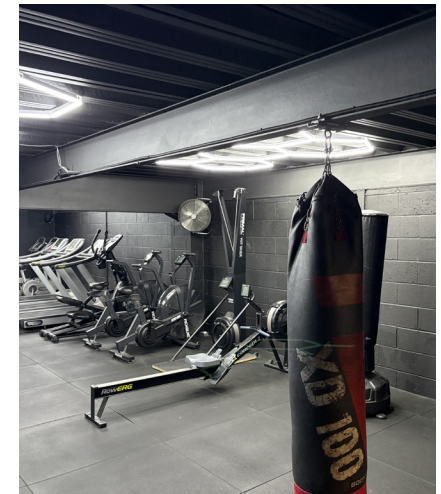
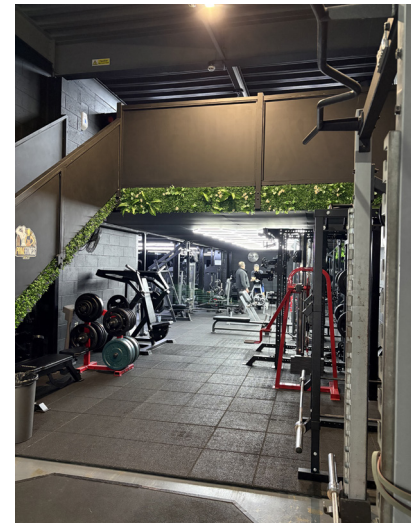
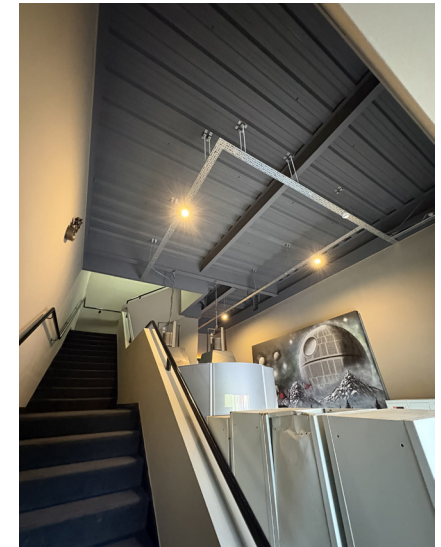
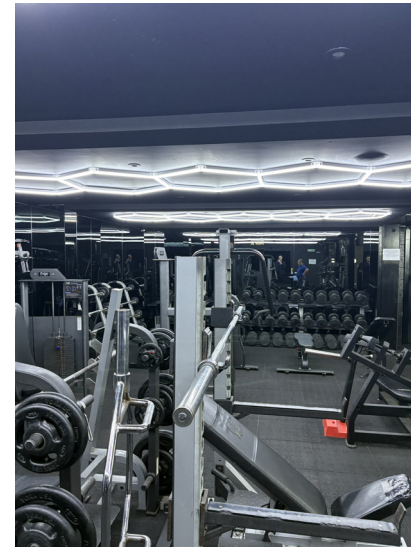
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- ◇ Purpose built 'hybrid' warehouse over Ground, Mezzanine & First Floor
- ◇ Single let to established gym operator, Prime Fitness
- ◇ Established business location on the popular St James Business Park adjacent to the A59
- ◇ Excellent road connections with access to J47 A1(M) in 3 miles & Harrogate Town Centre in 4 miles
- ◇ 9 dedicated car parking spaces
- ◇ Secure estate

INVESTMENT SUMMARY

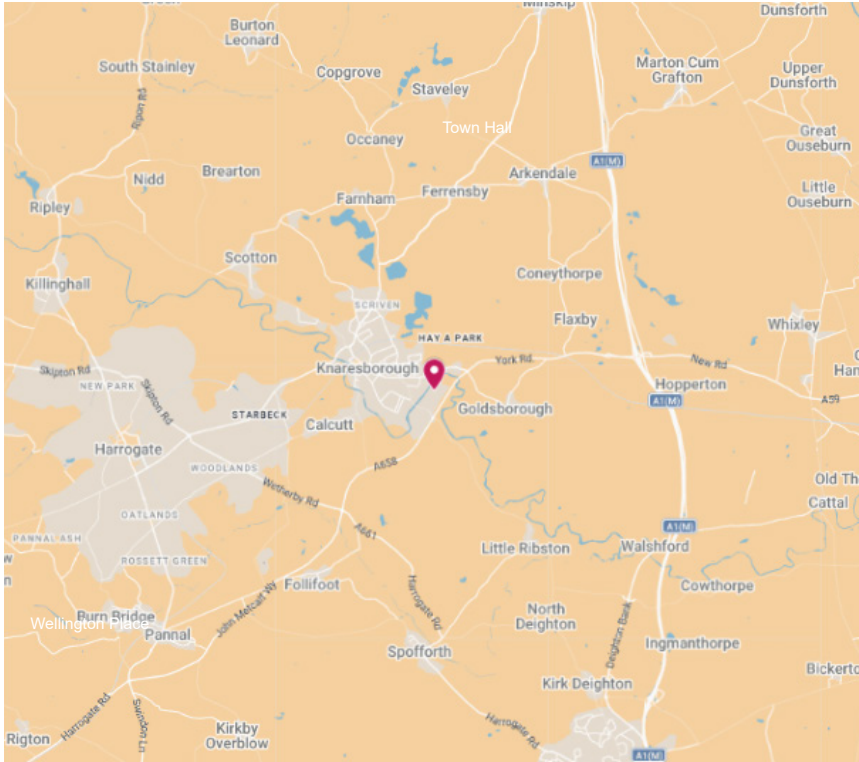
- Single let on a new 5-year lease, expiring 30 March 2031
- Passing rent: £52,500 per annum (£11.41 per sq ft)
- Tenant: PRIMEFITNESS 2.0 LIMITED (16761416)
- Primefitness are an established gym operator with over 400 active members.
- High-quality gym fit-out throughout the unit, offering a wide range of training facilities.
- Offers are invited in excess of £600,000 subject to contract and exclusive of VAT
- A purchase price of £600,000 would reflect a Net Initial Yield of 8.33% and a low capital value of £130.00 per sq ft.



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LOCATION / ACCOMMODATION



Location

- The subject property is situated on the popular 'Stoneacre' scheme at St James Business Park, on the southern periphery of the market town of Knaresborough.
- St James Business Park lies immediately adjacent to the A59 Harrogate to York Road between the affluent areas of Harrogate and Knaresborough in North Yorkshire.
- Stoneacre is situated at the end of Gimbald Crag Close within St James Business Park, which connects with the B6146 Wetherby Road, providing immediate access to the A59.
- Knaresborough Town Centre is located approximately 1 mile to the North whilst Harrogate Town Centre is approximately 4 miles to the West.
- St James Business Park benefits from excellent road communications with the A59 connecting with Junction 47 of the A1 (M) within 3 miles to the east, which in turn provides access to the M1 and M62 Motorways.

Accommodation (GIA)

Use	Sq. M.	Sq. Ft.
Ground Floor	213.68	2,300
Mezzanine	127.37	1,371
First Floor	213.68	2,300
Total	427.35 (554.72 inc. Mezz)	4,600 (5,971 inc. Mezz)

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PROPERTY DETAILS

Description

- The subject property comprises a two-storey warehouse that has been extensively fitted out to provide a high-specification gym facility. The ground floor features a reception and welcome area, leading into a spacious open-plan gym. A mezzanine level provides additional fitness space along with dedicated treatment rooms.
- The first floor has been converted to accommodate a boxing gym, alongside a dedicated fitness studio located at the front of the building. The unit further benefits from shower facilities, with WCs provided on both the ground and first floors.
- The purpose built unit is of steel portal framework construction with fully horizontal flat insulated profile metal cladding panels, surmounted beneath a shallow pitched roof incorporating a series of anodized aluminium framed double glazed windows at First Floor level.
- The building has undergone significant investment, which is clearly reflected in the quality of the fit-out. The layout also offers flexibility, with the potential to be readily adapted into separate ground and first floor units.

Specification

The building benefits from the following specification:

- Part suspended ceiling / part exposed soffit
- LED lighting
- Perimeter trunking
- Wall mounted radiators (electric)
- 4.77m Eaves
- Electronic roller shutter
- Double glazing
- 9 dedicated car parking spaces



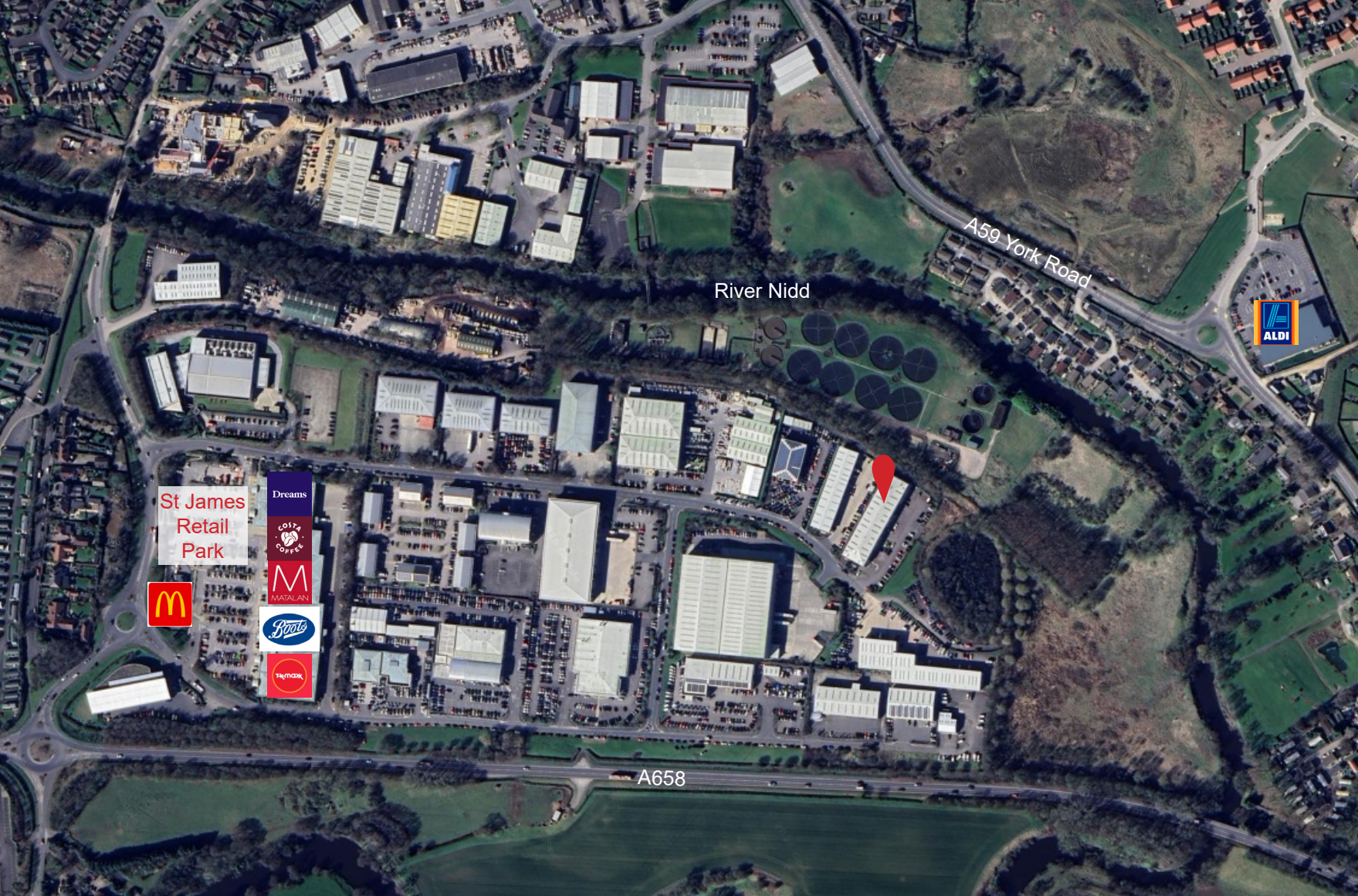
Tenancy Information

Tenant	PRIMEFITNESS 2.0 LIMITED (16761416)
Lease Term	5 years
Lease Start	1st April 2026
Lease End	30th March 2031
Rent	£52,500 per annum (£11.41 psf)
Break	30 March 2028 (Tenant Only) 6 months' prior written notice.
Rent Review	N/A
Other	The tenant will benefit from a reduced rent on the 1st floor being £1,000 per month for May, June & July 2026. Full rent is payable from 1st August 2026.

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LOCAL CONTEXT / AMENITY



UNIT 5, STONEACRE, ST. JAMES BUSINESS PARK, KNARESBOROUGH, HG5 8PJ



Viewing & Further Information

Please contact:

Fox Lloyd Jones:

Harry Finney

Harry.Finney@fljlttd.co.uk

Bethan Linehan

Bethan.Linehan@fljlttd.co.uk

FSS:

Adam Crawford Porter

Adam.CP@fssproperty.co.uk

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Sale

Guiding offers in excess of

£600,000

subject to contract and exclusive of VAT

A purchase price of £600,000 would reflect a Net Initial Yield of 8.33% and a low capital value of £130 psf – allowing for purchaser's costs.

Rateable Value:

The ground & first floors are separately rated at £19,500 & £19,500 respectively. Interested parties are advised to make their own enquiries with the local authority.

Tenure:

Freehold: NYK389695

VAT:

Applicable (available as TOGC)

EPC:

The property's EPC certificate has expired (Available on request). It is to be reassessed.

Legal Costs

Legal costs - Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure Prepared Junel 2026