



STIRLING
ACKROYD

FOR SALE

**2-4 Leigham Court Road,
London, SW16 2BH**

1,862 sq ft

**Leisure/Gym Commercial
Investment For Sale**



Description

HEAD LEASE/LONG LEASE : The virtual-freehold/long leasehold is available (250-years from 2014) at a guide price of £500,000 (ex. VAT). The long leasehold is subject to a Ground Rent of £300 per annum

The Freehold is also available at an additional price - terms on application/subject to further negotiation

The purchase price of £500,000 reflects a Gross Yield of 7.2% before any purchaser costs

TENANT DETAILS : The premises are let on a FRI lease to a Body Fit Training ("BFT") gym franchisee, who also owns a second BFT gym in Battersea, London.

TENANCY DETAILS : 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. The lease allows for a tenant-only break option which can be exercised in August 2030

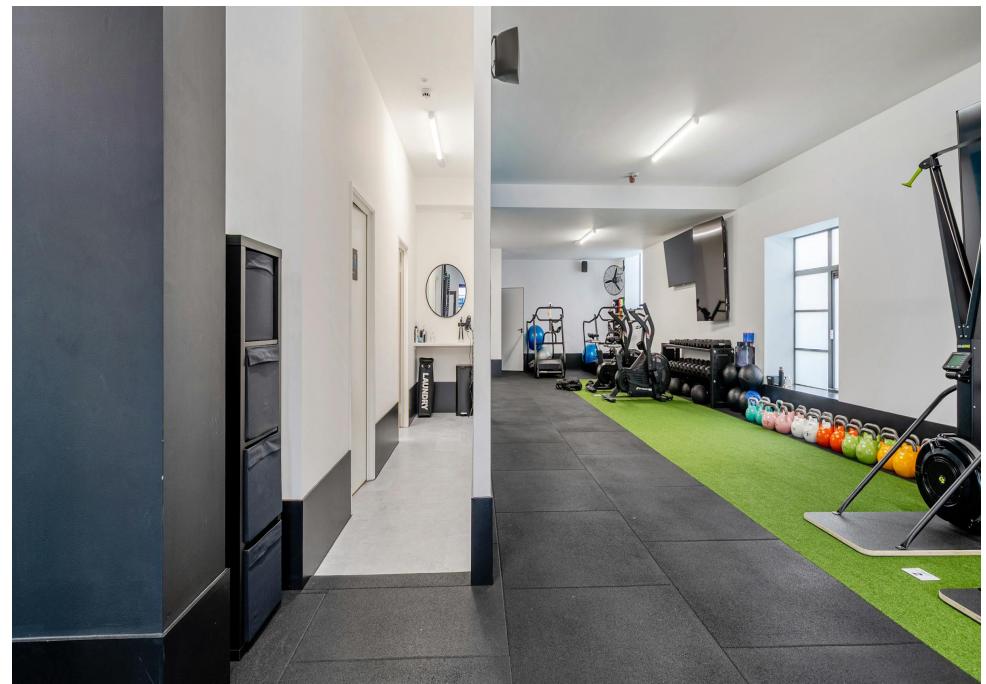
The current rent is £36,000 per annum exclusive, with the next rent review in August 2030 (upwards-only, RPI-index based). A 3-month rent deposit is held as a lease security.

The Tenant benefits from a rent-free period until 11th March 2026.



Key points

- 7.2% Gross yield, before any purchaser costs
- Sale price £500,000 for the benefit of the Long Leasehold
- Freehold also available subject to further negotiation
- Current Income - £36,000 per annum
- Current tenant - Body Fit Training (BFT)
- Prominent Location - Close to Streatham Hill Station



Location

The premises are situated on Leigham Court Road close to the prominent junction with Streatham High Road (A23)

Streatham Hill offers a high density of residential occupiers as well as national and local retail/office occupiers in close proximity.

Streatham Hill National Rail Station, Marks & Spencer and the London Square Streatham Hill residential development are all within 2 minutes walk

The property is located within the London Borough of Lambeth

Transport Links



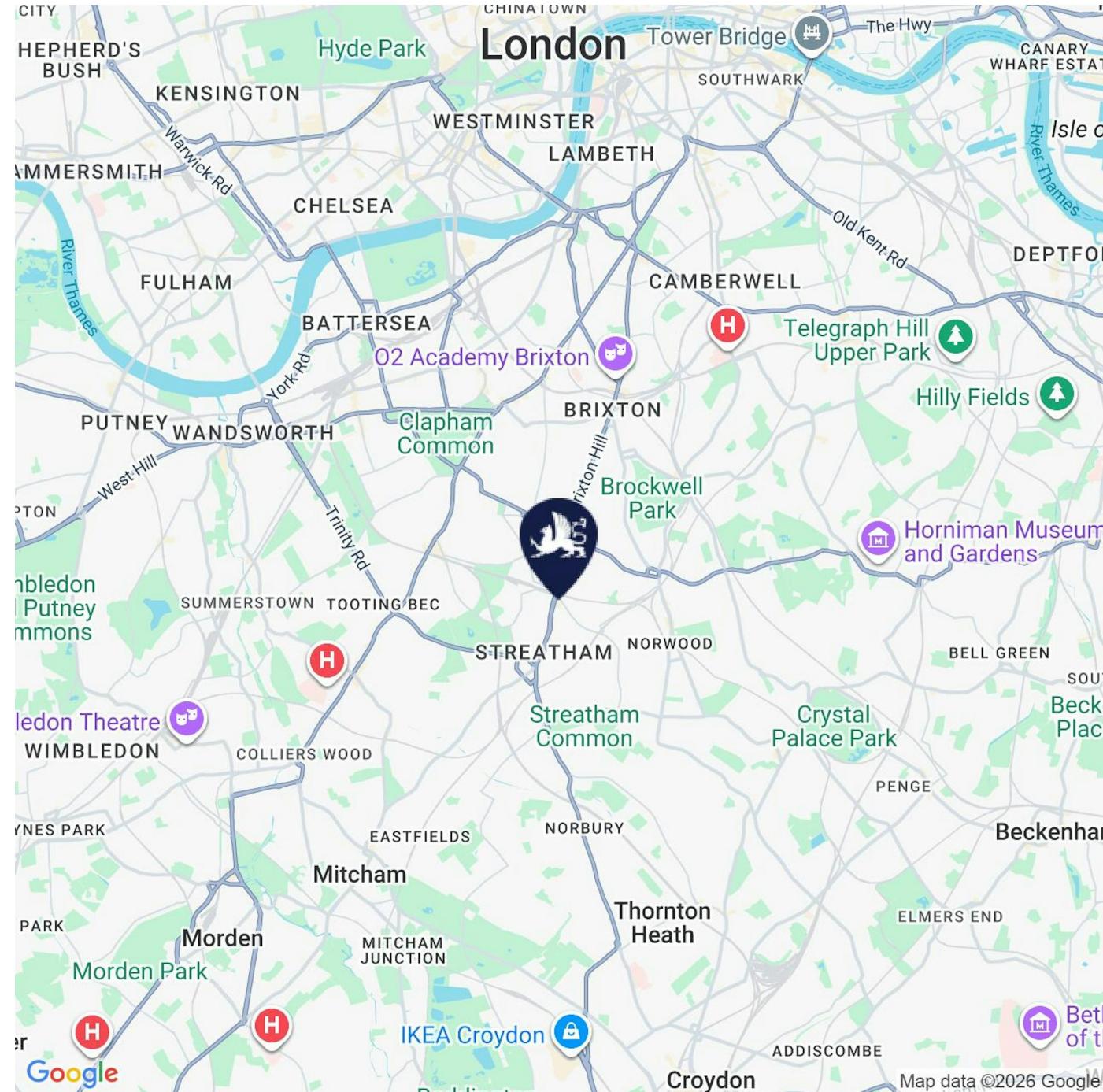
Streatham Hill 0.1 Miles

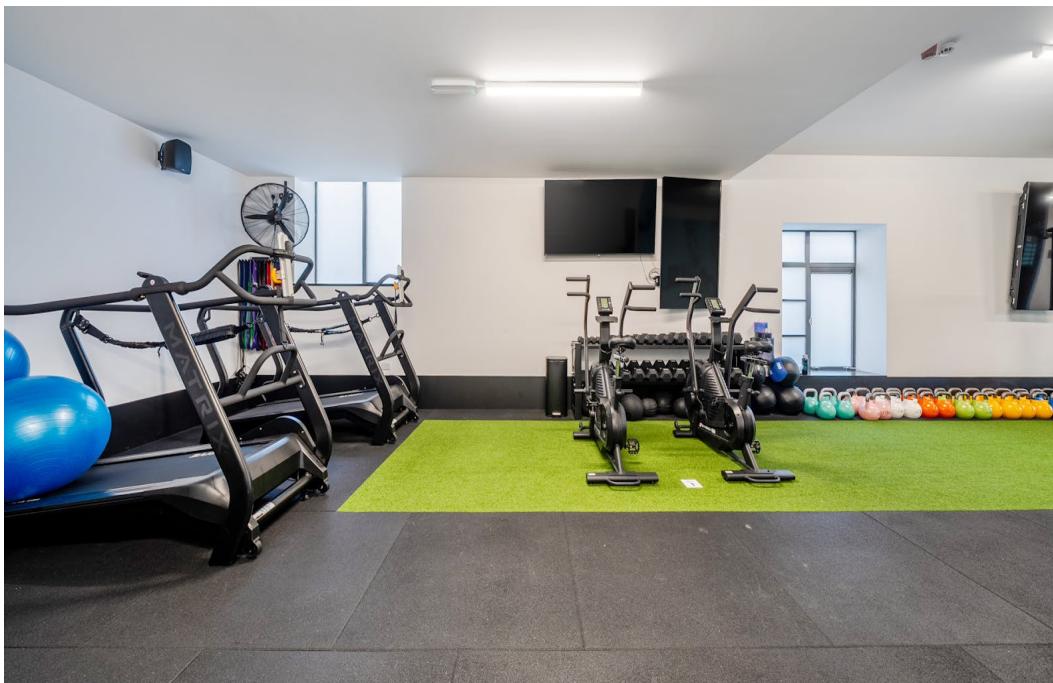


Streatham 0.8 Miles



Tulse Hill 0.9 Miles





Rents, Rates & Charges

Price	£500,000
Rates	On application
Service Charge	£4,730 per sq ft
VAT	Applicable
EPC	B (44)

Viewing & Further Information



Iftakhar Khan
020 3967 0103
ikhan@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 03/02/2026