



Huw Thomas
commercial

FORMER GYM PREMISES WITH PARKING

Approx 3,638 sq ft/338 sq m

FOR SALE FREEHOLD



Key Points:

- Established gym / leisure use
- On site parking
- Close to town centre
- For sale freehold
- £160,000 with no VAT

**Former Scott's Gym, Avonside Enterprise Park,
New Broughton Road, Melksham, Wiltshire, SN12 8BT**

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LOCATION

Melksham is an expanding West Wiltshire town, with a population of approximately 22,000 people. The town is located on the strategic A350 road linking junction 17 of the M4 motorway (approx. 11 miles north) with mid and south Wiltshire and on the south coast ports. Major employers in the town include Knorr Bremse, Avon Rubber, Cooper Tires, Wiltshire Police, Cereal Partners and G Plan Upholstery.

The Avonside Enterprise Park is located close to the northern end of the town centre within easy walking distance of major shops including Lidl, Sainsbury and Waitrose.

The Park is home a wide variety of businesses. The former gym property is at the rear of the site.

DESCRIPTION

This detached property is of part brick construction under a pitched asbestos tile slate roof. The elevations are partly clad in wood.

Internally the property provides a large open plan former gym area with wooden flooring and wood panelled walls.



At the northern end of the property are male and female toilets and a former beauty salon area that has its own independent access from the outside and comprises a reception area and single treatment room.



At the southern end of the property is a large room containing a sauna, Jacuzzi and shower plus changing space. Further rooms provide a former solarium and separate male and female changing rooms each with a shower facility.





ACCOMMODATION

The property has a gross internal area, including toilets and changing facilities, of approximately 3,638 sq ft/338 sq m. The main constituent areas are:

| AREA | Sq. Metres | Sq. Feet |
|-----------------|-------------------|-----------------|
| Gym | 204.00 | 2,194 |
| Beauty salon | 21.16 | 228 |
| Sauna / Jacuzzi | 39.07 | 420 |
| Solarium | 12.78 | 137 |
| Female changing | 12.48 | 134 |
| Male changing | 12.69 | 137 |
| Corridors / WCs | 35.79 | 388 |
| TOTAL | 337.97 | 3638 |

Externally there is allocated parking within the ownership for approximately 10 vehicles.

TENURE

We are informed that the property is held freehold with full rights of access being granted over the common roadways of Avonside Enterprise Park.

PRICE

£160,000.

We are informed that the property is not registered for VAT, so no VAT is payable on the purchase price.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given a rating of 48 in Band B. A copy of the EPC and associated recommendation report is available from the agent on request.

PLANNING

The property has been used as a gym from approximately 1984, so has a well-established Class D1 Use.

Parties considering any alternative use should make their own planning enquiries direct to Wiltshire Council.

BUSINESS RATES

We are informed by the Valuation Office Agency website that the property is assessed for business rates as:

Gymnasium & premises: Rateable Value - £12,250.

If the property is used for a different use, it may trigger a re-assessment of the rateable value.

SERVICES

The property is connected all mains services including gas.

No tests have been undertaken on any services supplied. We recommend that prospective purchasers ensure that the services provided comply with current regulations and meet their occupational requirements before entering into a lease agreement.

SERVICE CHARGE

We are informed that there is no service charge contribution payable toward the repair and maintenance of the common accessway through the Enterprise Park, to the property.

LEGAL COSTS

Each party will be responsible for their own legal costs in the negotiation of any lease agreement.

VIEWING AND FURTHER INFORMATION

Via sole agent-

Huw Thomas at Huw Thomas Commercial

Tel – 01249 704345 / 07970 494369

E-mail – huw@huwthomascommercial.com

Details prepared September 2018.