

# Brentwood Commercial Investment

## Ground Floor Premises

Let to LF Sub2 Ltd,  
trading as  
**Anytime Fitness**

1 Weald Road,  
Brentwood,  
Essex CM14 4SN

**For Sale**  
**Guide Price: £1,000,000**

**£85,000 pax**  
Current rent

**8.5% GIY**

**10-year lease**  
No break clause

**6-month rent deposit held**  
plus personal guarantor



**Location:**

The property is situated fronting **Weald Road at its junction with Western Road**, adjacent to **Brentwood High Street**, within an established mixed-use town centre environment. **Brentwood** is an affluent and well-regarded Essex town, popular with residents, commuters and businesses due to its strong local catchment, good amenities and excellent transport connections. The surrounding area comprises a mix of retail, leisure, office and residential uses, supporting good local footfall and demand.

The property benefits from a prominent town centre position, with the **ground floor commercial premises** trading as **Anytime Fitness**. The location is well suited to health, fitness and leisure use, serving both the immediate town centre population and the wider Brentwood catchment.

**Brentwood Railway Station** is nearby and provides regular services, including **Elizabeth Line connections**, offering access towards Central London, Stratford, Liverpool Street and beyond. Road communications are also strong, with convenient access to the **A12, M25** and wider Essex road network, making Brentwood an accessible location for customers travelling from surrounding towns and villages.

**Description:**

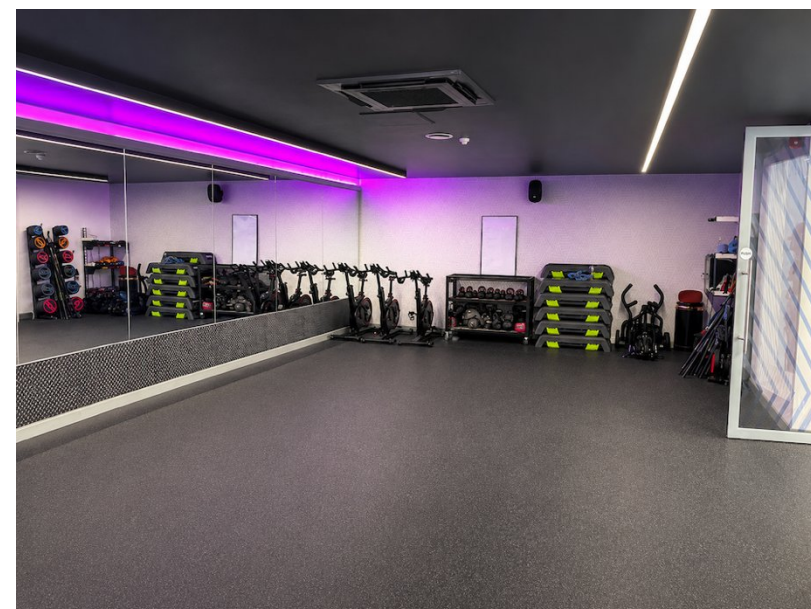
The property comprises the **ground floor commercial premises** within a mixed-use building, fitted-out and trading as an **Anytime Fitness franchise**.

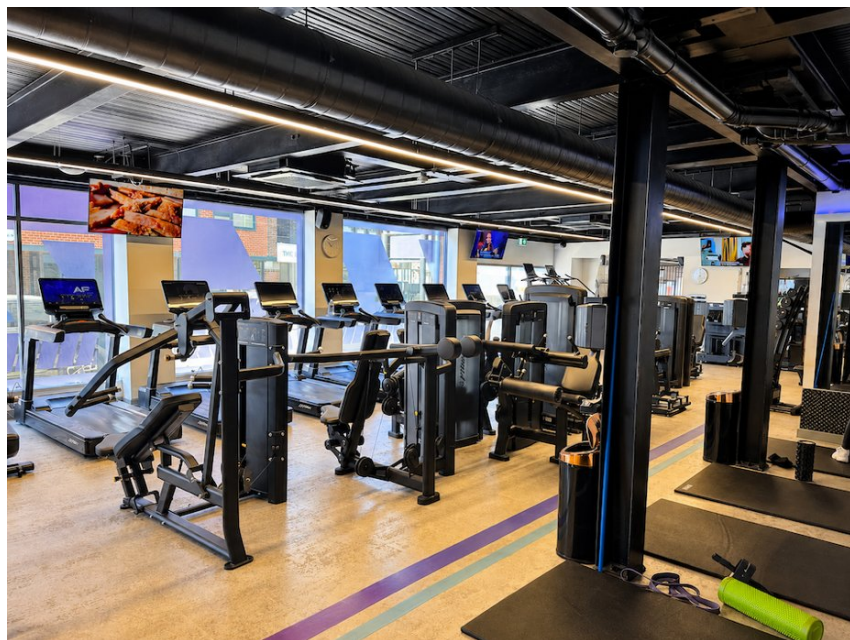
Internally, the accommodation is arranged to provide a welcoming **reception/customer entrance area**, a **large open-plan gym floor**, a **separate fitness studio**, changing areas and ample **WC and shower facilities**.

The premises have been fitted to a modern gym specification, with a good quality occupational fit-out throughout, supporting the current health and fitness use.

The property also benefits from **4 staff parking spaces** to the rear.

Main frontage (Weald Road)	28.5m	98.5 ft
Return Frontage (Western Road)	14m	45.93 ft
<b>Gross Internal Area</b>	<b>514.48 m2</b>	<b>5,538 sq.ft</b>
(inc WC's & ancillary office /storage areas)		





## Terms / Investment Summary

### Tenure:

The property is held by way of a **999-year long leasehold interest from 2024.**

### Ground Rent:

No ground rent payable.

### Service Charge:

Service charge amount to be confirmed.

### Sale:

The property is offered for sale by way of the long leasehold investment interest.

### Guide Price:

**£1,000,000** | 8.5% Gross initial yield.

### Rent:

The property is let at a current rent of **£85,000 per annum exclusive.**

### Tenant:

**LF Sub2 Ltd**, trading as **Anytime Fitness.**

### Lease Term:

The premises are let on a **10-year lease from 1 January 2026.**

### Break Clause:

There is **no break clause.**

### Rent Review:

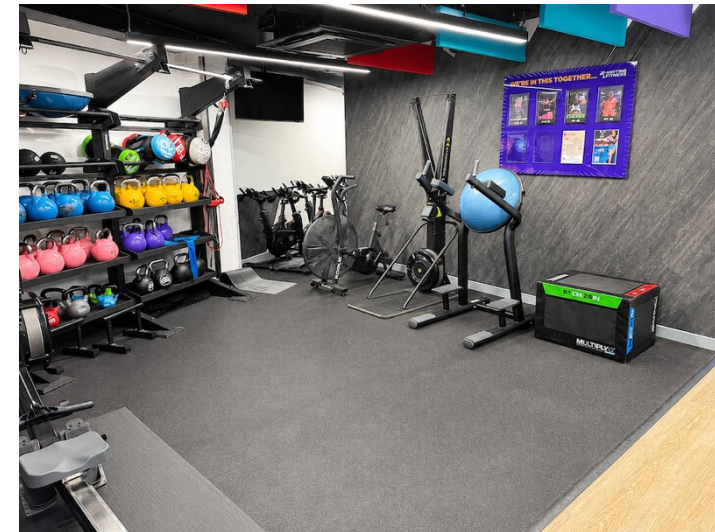
The lease provides for an **RPI-linked rent review in year 5.**

### Rent Deposit / Security:

The landlord holds a **6-month rent deposit**, the lease also benefits from a **personal guarantor.**

### VAT:

Not applicable to the sale.



### Legal Costs:

Each party to bear their own legal costs incurred in the transaction.

### AML/KYC Checks

Under Anti-Money Laundering Regulations, the purchaser will be required to provide satisfactory identification and proof of funds. A charge of £350 + VAT may be payable for the necessary AML / KYC checks.

### Holding Deposit

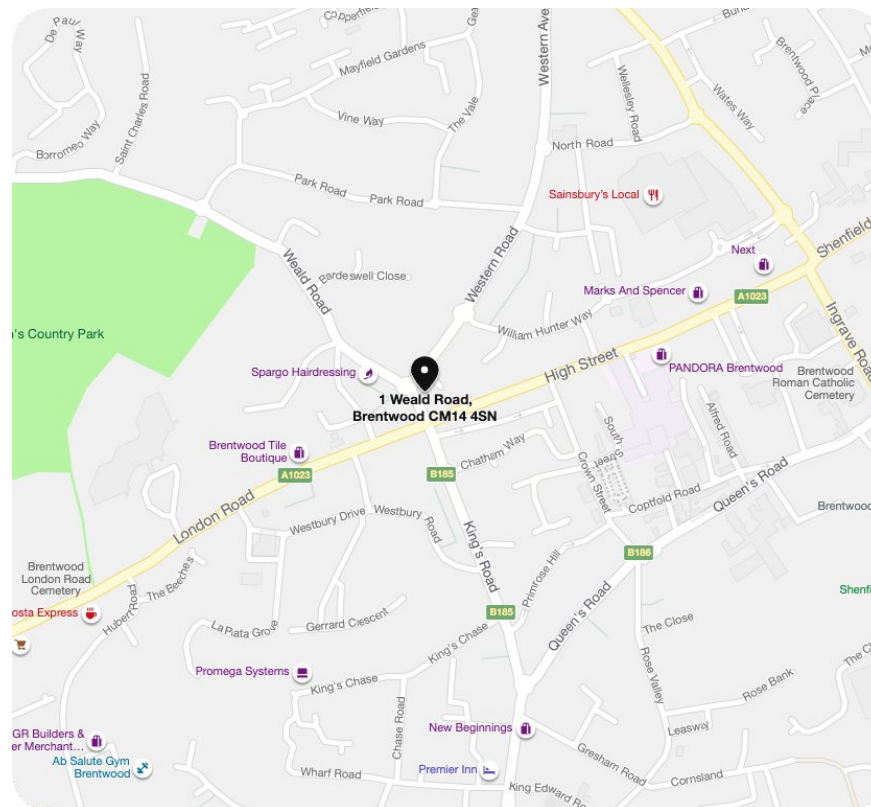
Purchasers wishing to secure the property may be required to pay a holding deposit of £5,000, subject to contract. The deposit will be held in our client account until completion. Terms relating to its retention or refund will be confirmed prior to payment.

### Viewing strictly by appointment via sole agents

Jason Grant

020 8506 9905 | 07956 380 992

[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)



#### Energy performance certificate (EPC)

1 Weald Road BRENTWOOD CM14 4SN	Energy rating <b>C</b>	Valid until: 1 October 2030
		Certificate number: 4691-9825-3853-3150-9816

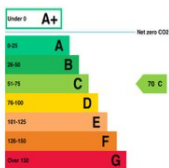
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	563 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's energy rating is C.

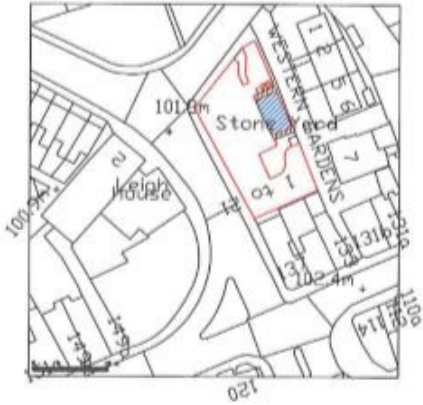


**EPC Rating C**

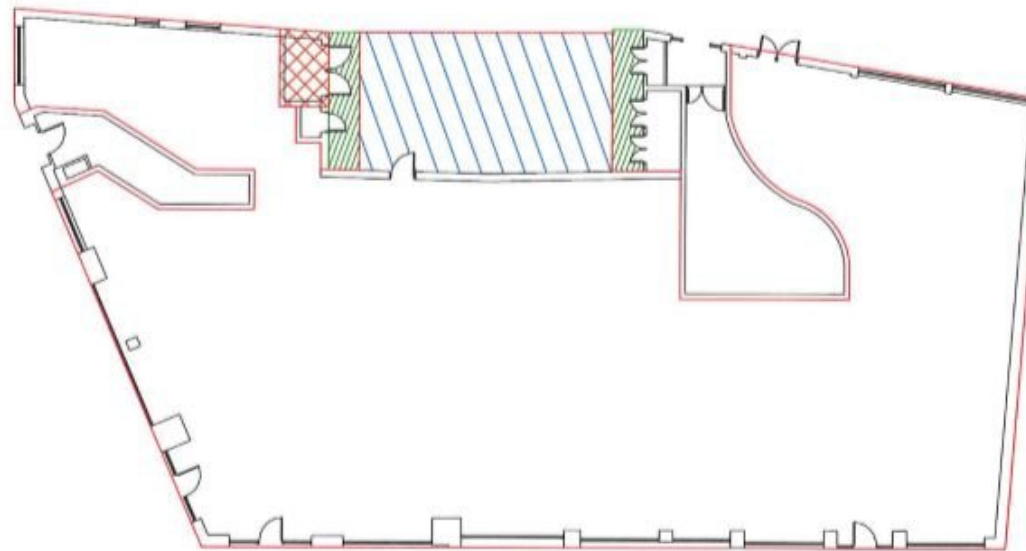
Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.





LOCATION PLAN  
SCALE 1:1250



GROUND FLOOR

-  Right of way
-  Parking area
-  Demise
-  Bin Store

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900