



Elysium Health & Fitness Club

Rectory Road, Albrighton, Wolverhampton WV7 3EP

- Popular health and fitness club
- Circa 1 mile from junction 3 of the M54
- Possible alternative use (STPP)
- Luxury swimming pool, spa and beauty facilities
- Restaurant and bar (60)
- Car parking facilities for circa 90 vehicles

Freehold: Offers invited

Christie+Co
BUSINESS INTELLIGENCE

Situation

Elysium Health & Fitness Club is situated in tranquil gardens in an attractive setting in the affluent area of Albrighton on the Shropshire border, off the A41 approximately 1 mile from junction 3 of the M54 and 6 miles from Wolverhampton city centre. The village of Albrighton is close to Telford, approximately 8 miles to the west and accessible via the M54.

Other areas of significant population include Shifnal to the west and Codsall to the east. Although the property is in a rural location, there is a population of approximately 100,000 within a 10 kilometre radius of the property.

The property

The property was built in 1835 as a gentlemen's residence within grounds extending to around 0.725 hectares (1.79 acres). In 1998, it was converted from private residential use into a good-quality health and fitness club.

The property has rendered facades and is built on two and three storeys beneath pitched tile roofs. There is a two-storey sympathetic extension providing a gymnasium on the first floor and a swimming pool on the ground floor.

A subsequent extension has also been added to extend the first floor restaurant.

Internal details

The trading areas of the health and fitness club are fitted to an excellent standard and briefly comprise:

Ground floor

- Main reception area
- Air-conditioned aerobics studio
- 14 metre swimming pool
- Relaxation area with hot tub, Jacuzzi, sauna and steam room areas
- Ladies' and gentlemen's changing facilities

First floor

- Air-conditioned cardio vascular gymnasium
- Shape and toning gymnasium
- Air-conditioned residents' gymnasium
- Free weights gymnasium
- Solarium
- Personal trainer's office
- Hydro-therapy treatment room
- Consultation room
- 40-cover restaurant and bar area
- Fully-fitted catering kitchen
- 2 WCs
- Computer server room
- Sales office

Second floor

- 5 beauty treatment rooms, each with shower and wash basin

Lower ground floor

- Cellar and plant room



External details

The remaining land located mainly to the northeast and rear of the club comprises mature gardens, mainly laid to lawn but interspersed with a number of mature trees.

A section of land on the southeast of the main building provides car parking for about 50 vehicles on land leased from the church.

The business

Elysium commenced trading in 1998, following its conversion from a residential dwelling to a lifestyle health and fitness club. We understand that the club has approximately 800 members at present, each contributing around £40 per month to overall income.

Elysium offers the complete wellbeing experience with a comprehensive range of facilities, and is one of the best health and leisure clubs in the locality.

The building could possibly be used for a number of alternative uses such as a rehabilitation clinic, therapy centre, private surgery etc, subject to obtaining any necessary planning permissions and/or consents.

Further information can be found on the website www.elysiumhealthclub.co.uk

Trading information

Accounts will be made available to seriously interested parties following a formal viewing.

Fixtures & fittings

All the machines are controlled by a programmable key system that has been the subject of recent upgrading, and we understand that all fixtures and fittings are owned outright and are to be included in the sale.

Services

We are advised that mains water, electricity and drainage are connected. Oil-fired central heating.

Fire risk assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out where there are more than five people employed within the business.

Tenure details

The main building and grounds are held on a freehold basis. However, the adjacent car park is leased from the adjacent church hall and we are advised that the lease is for 25 years, at an annual rental of £6,000 per annum.

Occupational leases

We have been advised by the vendors that they currently sub-let the beauty rooms located on the second floor to a third party, excluded from security of tenure provisions of the Landlord and Tenant Act, 1954, at a present rent of £24,000 per annum.

There is also an informal arrangement with a physiotherapist who does not occupy a designated space, for which the vendors receive an income of £650 per month inclusive.



Viewing

No direct approach may be made to the business. For an appointment to view, please contact the agent:

Gavin Wright
E: Gavin.Wright@christie.com
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Finance & Insurance

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