



Fit Club
Unit 6 Hopper Way
Diss
IP22 4GT

Thriving gym business for sale

Over 600 members
Business park location
Guide price £100,000 inc SAV



For Sale (leasehold)

Thriving gym and fitness centre business on a popular business park close to the main road and railway station

Guide Price: £100,000 inc. SAV

Ref: OC/15431

Location

Diss is a thriving market town in south Norfolk with a population of 7,500 and a catchment of some 50,000 people. It has a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street.

The business is located on Diss Business Park, an office development on the eastern side of Diss. Facilities on site include a crèche and nursery, cafe / restaurant, and a children's play centre.

The Business

Fit Club Diss was established in 2002 by the current proprietors and is run as a standalone business (the proprietors also own Fit Club in Wymondham, but this is unaffected by the sale). It is the only dedicated health and fitness centre in the area, and is founded on the principles of service and quality.

The club has more than 600 members and offers standard membership, One2One membership and Premier Club. A full range of modern equipment is provided including static and free weights, exercise bikes and Concept 2 rowing machines, all of which are maintained to a high standard and owned outright by the business.

Opening hours are 07.00 - 21.30 Mon to Fri and 09.00 - 17.00 Sat and Sun. There are two full-time qualified staff members and two cleaners.

Accommodation

The accommodation is arranged over two floors including a full height ceiling in the gym and a mezzanine level for the exercise bikes and rowing machines.

Ground floor

- Ample car parking spaces in front of premises
- Reception area with secure access to gym areas.
- Separate female fitness suite
- Beauty in Mind (sub-lease; details on request)
- Air conditioned gym and training areas

First Floor

- Exercise bikes and rowing machines
- Sauna and tanning booth
- Male and female changing rooms
- Cardio area

Website

www.fitclubdiss.co.uk (included in sale)

Sale

The proprietors are seeking offers of £100,000 (inc. SAV) for the shares in ARH Fitness Ltd (Co Reg No 05599748).

Accounts

Accounts for ARH Fitness Ltd are available on request.

Lease

The premises are occupied under two leases for 21 years from 21 December 2002 at a rent of £32,400pa FRI.

Services

The property benefits from mains water and electricity.

VAT

The sale will not be subject to VAT.

Business Rates

Rateable Value (RV): £27,500

Local Authority

South Norfolk Council

Viewing

Strictly by arrangement with the sole selling agents: TW Gaze, 10 Market Hill, Diss, Norfolk IP22 4WJ

Contact: Oliver Chapman MRICS
Telephone: 01379 650 468
Email: o.chapman@twgaze.co.uk

Misrepresentation Act 1967

These details are believed to be correct, but cannot be guaranteed, and they are expressly excluded from any contract. Any price, rent or premium quoted is exclusive of VAT unless specifically otherwise stated.

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