

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2139



North East Commercial
Property & Business Agents

BOX FIT GYM

currently t/a "Laings Boxing Limited"

19 Main Street, Ponteland,
Newcastle upon Tyne NE20 9NH



Sales Particulars

- Highly reputable training gym.
- Full membership or individual session options.
- Air conditioned with an immaculate fit & finish.
- Separate ladies & gents changing facilities.
- Prominent position with parking.
- Long lease in place.
- OFFERS OVER £75,000 invited.

4 Staithes
The Watermark
Gateshead
NE11 9SN

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0191 487 8566

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Location

The business is situated on the main A696 road running through the heart of this pleasant residential town to the North East of Newcastle upon Tyne.

Ponteland is one of the most popular suburban towns in and around Newcastle with straightforward access via the A696. The building has its own car park to the rear which is a major asset for any business in this town.

Business

This is a flourishing gym which has been operating within Ponteland since July 2024 but has been placed on the market as the owner wishes to reduce their commitments.

The premises are in excellent order having been entirely refurbished at the point the lease was signed. The unit is immaculate with a high quality fit out that includes air conditioning.

The current business model operates on an appointment only basis and caters for individuals, couples and groups. Class numbers are restricted as our client operates alone but new owners could run simultaneous sessions as there is a small ring for pad work, up to 25 suspended boxing bags plus another smaller training area.

The location and the quality of the set up attracts a high calibre of client and there are currently 30 members each paying a subscription of £100 per month. There is scope to possibly increase the membership up to 50 people but individual sessions and packages can also be booked.

Viewing is strongly recommended to fully appreciate the location, layout and potential of this rare opportunity.

Premises

Comprises the self-contained ground floor of an extensive two storey former bank:

- Ground Floor** 184m² 2,000ft²
- Reception**
- 3x Training Areas**
- Ladies Changing Rooms**
- Gents Changing Rooms**
- Unisex W.C.**
- DDA Compliant Shower & Toilet**
- External Car Parking**

There is CCTV, plus Fire & Intruder alarms installed.

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



Current Trading Hours

Sessions are by appointment only.

Staff

Currently owner operated.

Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Rates

The premises are assessed as follows:
Rateable Value £45,500

Tenure

The premises are held on a 15 year lease from May 2024. The current rent is £30,000 per annum and a copy of the lease would be available on request.

EPC

Rating C.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.