



**NUFFIELD HEALTH & FITNESS GYM
FAIRFORD LEYS, AYLESBURY, HP19 7AA**



Nuffield Health & Fitness Gym

Trenchard Street, Fairford Leys, Aylesbury, HP19 7AA

Highly Secure Leisure Investment For Sale

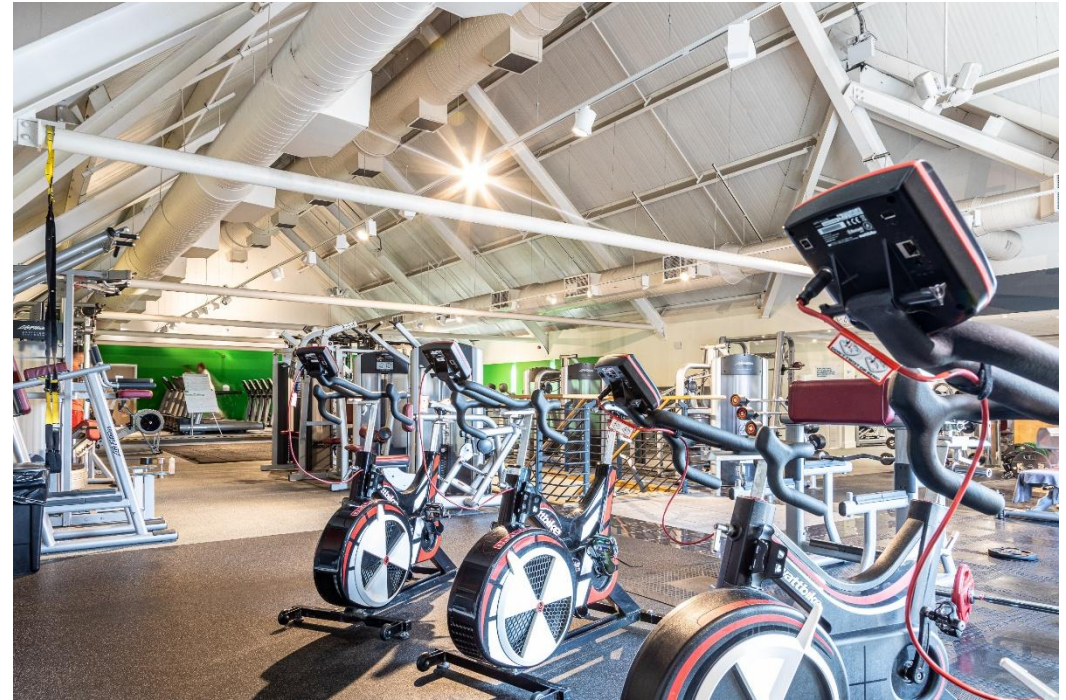
- Modern Purpose Built Gym
- Let to Nuffield Health until 2027
- Tenant's First Break September 2032
- Strong rental growth potential in September 2027
- 8.09% Net Initial Yield
- Anticipated yield after rent review 9.37%

OFFERS IN REGION OF: £3,500,000

GET IN TOUCH

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LOCATION

Aylesbury is a large ancient market town and county town of Buckinghamshire. It is a major commercial centre and commuter town situated 37 miles north-west of London. Aylesbury benefits from good road communications. The A41 trunk road out of London passes through the town. The M40 motorway lies 15 miles to the south-west and the M25 motorway some 20 miles to the south-east. There is a regular London rail service from the town to Marylebone.

The population of the urban area of Aylesbury has grown significantly since the 1960's to around 100,000, due to new housing developments around the town.

The property lies in a district of Aylesbury known as Fairford Leys, a private housing development comprising some 1900 homes built around 2000 on the western edge of the town, approximately 1 mile west of the town centre. In addition to the health club, the district is served by a small shopping centre with a supermarket and restaurants, a childrens' nursery and Church/community centre. There is a Tesco Extra supermarket nearby, located within a swathe of land in industrial and commercial use, just north of Fairford Leys.

The housing target for the town is set to grow with 16,000 homes to be built by 2033.

DESCRIPTION

The property comprises a high quality purpose built stand alone health & fitness club incorporating a swimming pool, constructed in 2003. The building is of steel frame construction with brick elevations under pitched and tiled roofs. The club is fitted out to a high standard, and benefits from a full range of facilities including:

- Large open plan gym area
- Fitness studios
- Heated indoor swimming pool
- Sauna/steam room
- Spacious changing rooms
- Indoor cycle spin studio
- Members' lounge area
- Outdoor seating

ACCOMMODATION

The building extends to a total gross internal floor area of 2367.60 sq m (25,485 sq ft) arranged over ground and first floors.

SITE

The property occupies a site which extends to 0.85 hectares (2.10 acres). There is an external car park solely serving the club and providing a total of 150 spaces.

TENURE

The whole site is held by way of a long ground lease for a term of 150 years from 21 November 2001 at a ground rent of £1 per annum.

A wayleave agreement has been entered into between the long leaseholders and National Grid Company Limited in respect of the overhead power lines that run over the car park to the east of the club building.

TENANCY

The property is let in its entirety by way of assignment to Nuffield Health on a full repairing and insuring lease for a term of 55 years from 4 September 2002, i.e. expiring 3 September 2057. The tenants have an option to break the lease on 3 September 2032 and every 5 years thereafter.

The current passing rent is £301,411 per annum. There is an upward only rent review due 4 September 2027 and every 5 years thereafter.

The rent is to be increased in line with the rise in Consumer Price Index, subject to a collar and cap.

We anticipate the 4 September 2027 rent review is likely to see the rent increased to £349,418 per annum

TENANT PROFILE

Nuffield Health (company no. 00576970) is the largest healthcare charity in the United Kingdom with:

- 110 Fitness & Wellbeing Clubs
- 386,000 Gym members
- 36 Hospitals
- 7 Medical centres/R&D facilities
- 86 on site corporate facilities
- Group turnover £1.453 billion (2024)

(details taken from annual report 2024)

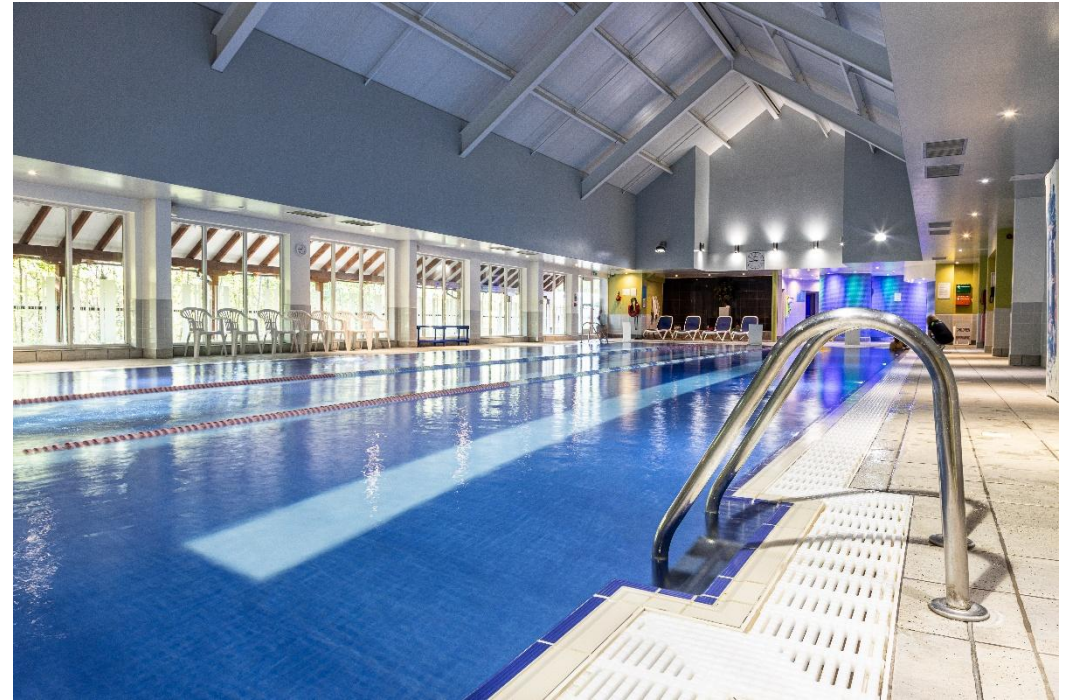
Nuffield Health is a registered charity and not for profit organization. Its objective is to advance, promote and maintain health & healthcare of all descriptions.

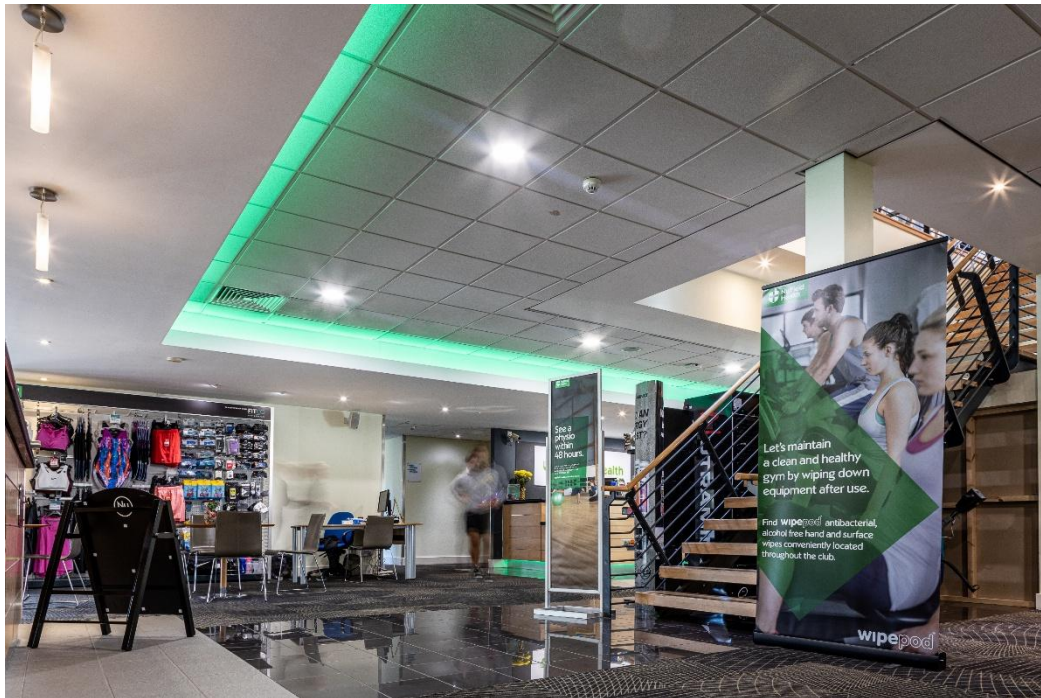
The UK Health & Fitness sector is a growth area, with more gyms, more members and a greater market value. Total gym membership was £11.3m in 2025, an increase of 5.4% on the previous year and the industry's total market value climbed to £6.5 billion.

RATEABLE VALUE

The whole of the property is entered into the Rating List as follows:

Description:	Leisure Centre & Premises
Rateable Value (from 1 April 2026):	£223,000





VALUE ADDED TAX

The property has been elected for VAT. VAT will therefore be payable on the purchase price. It is anticipated however, that the sale will be treated as a Transfer of a Going Concern (TOGC).

PROPOSAL

Our client is seeking offers in the region of £3,500,000 (Three Million Five Hundred Thousand Pounds), subject to contract, reflecting a net initial yield of 8.09% rising to around 9.37% on completion of the September 2027 rent review, assuming purchasers' costs of 6.5%.

INVESTMENT CONSIDERATIONS

- Modern, purpose built Health & Fitness Club
- Growing population
- Fully let to Nuffield Health, the largest health charity in the UK
- Long lease with five and a half years to first tenants' break option
- Attractive yield
- Strong rental growth in September 2027

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

Strictly by appointment through Sole Agents YoungsRPS

Contact Paul Fairlamb

Tel: 0191 2610300

Email: paul.fairlamb@youngsrps.com

All figures quoted above are exclusive of VAT where chargeable.

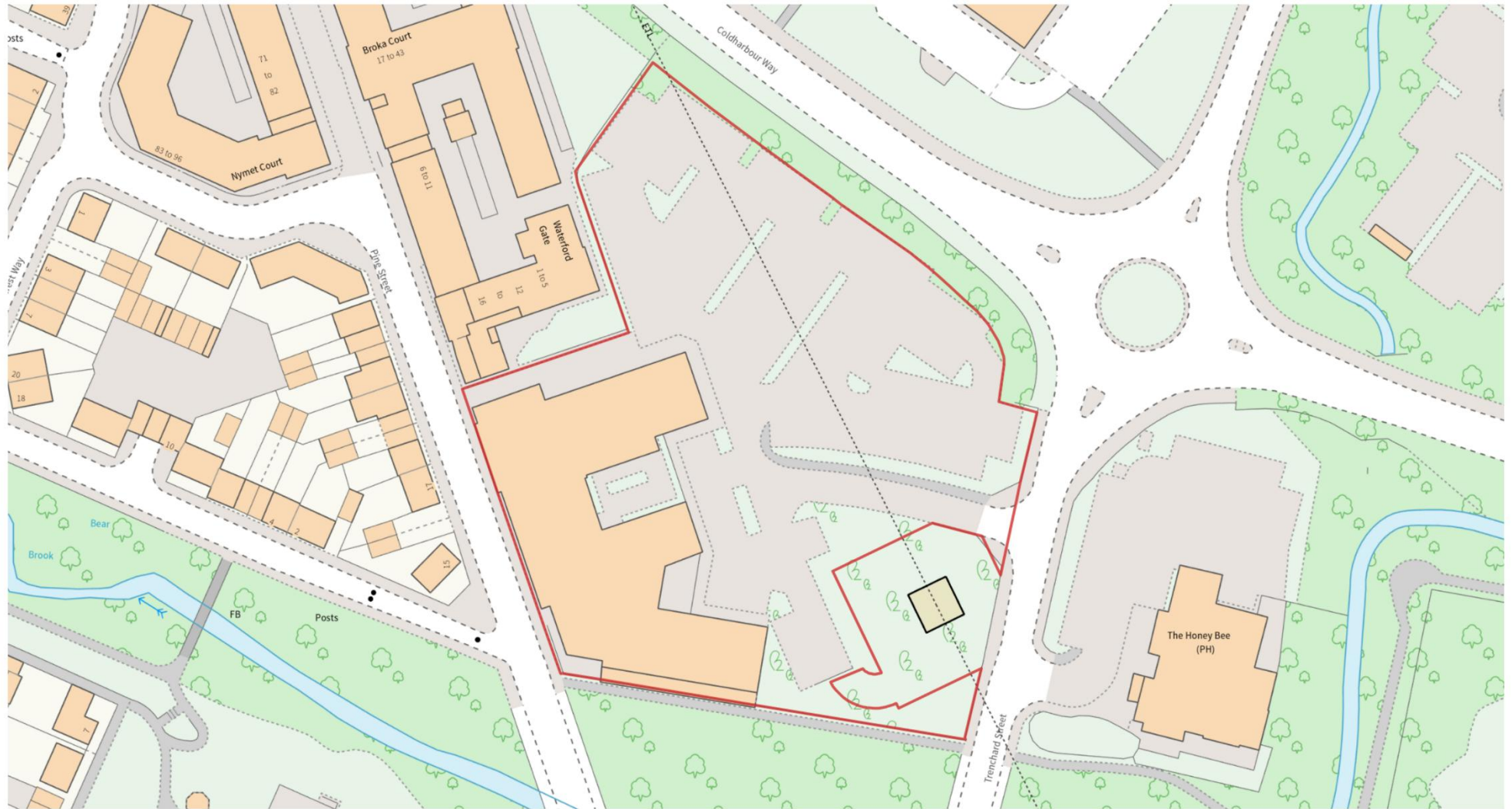
ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Rating of B-34.

A copy of the EPC certificate and recommendation report is available on request.

Particulars Prepared: April 2026

NB: Photographs taken 2019



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