

## PROJECT NEPTUNE

An opportunity to buy the business and assets of a Fitness Centre In Central London

### Opportunity & Key Features

- Opportunity to acquire the business and assets of an established gymnasium based in Central London.
- The space is 7,928 sq ft, comprising over 80 pieces of gym equipment, exercise studio, cycle studio, treatment room, changing rooms with showers and lockers, reception and office space
- Leasehold premises, with the lease valid up to 2035 with no break clause and rent reviews every five years.
- Annual turnover of c.£412k, generated from gym memberships, personal training fees, guest passes and supplements.
- 7 employees, consisting of general manager, personal trainer and fitness instructors and receptionist.

### Assets Available (but not limited to)

- Intellectual property Including the trading name, logo, website and Imagery
- Access to existing Individual members and corporate members' book
- Chattel assets Including gym equipment

### Expressions of Interest

- Interested parties will be required to sign a confidentiality undertaking. Offers with proof of funding must be received by **12noon on 22 January 2025**. Please note that any sale is likely to have to be completed during w/c 27 January 2025 and will be done via an Administration process

### Financial Overview

	F/Y 31 Dec 2022 (£'000)	F/Y 31 Dec 2023 (£'000)	Draft Mngt 30 Nov 2024 (£'000)
Turnover	399	412	378
Gross Profit	290	279	359
Net (Loss)/Profit	(108)	(782)	(10)
Fixed Assets	287	244	200
Current Assets	849	82	78
Liabilities	(2,022)	(1,993)	(1,967)
Net (liabilities)/Assets	(886)	(1,668)	(1,689)

### For Further Information

Further information is available upon completion and return of a Non-Disclosure Agreement (NDA), which is available on request. Enquires should be directed in the first instance to Richard Temple who will forward the enquiry to his client:

#### Name

E. richard.temple@eddisons.com

#### Important Notice

The information above has been supplied by our Client and should not be relied upon as statements or representations of fact or warranties of any kind. Eddisons, its Directors and employees shall not be responsible for any error, omission or misstatement. Neither we nor our Client accept any responsibility whatsoever in respect of these particulars, which are simply offered as a general indication to parties who may be interested. Any notice of sale does not constitute an offer or contract.