



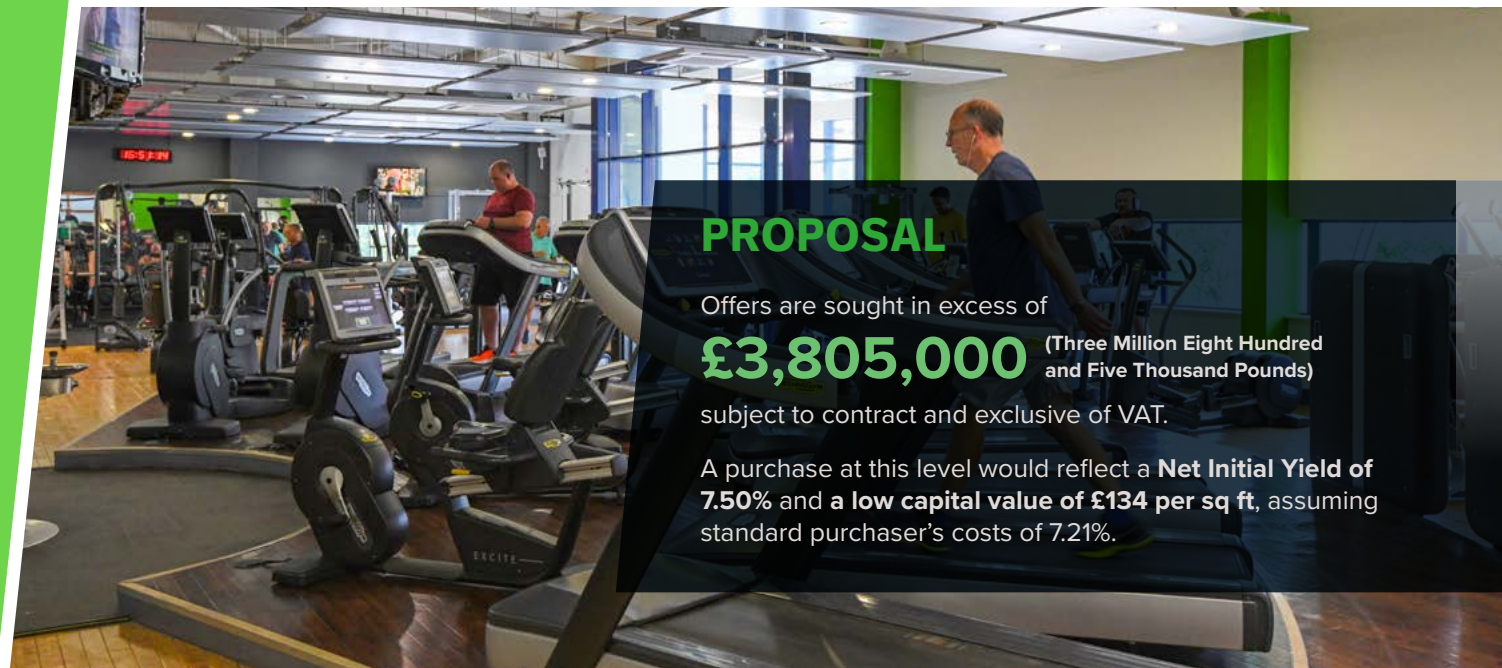
Long Income Health & Fitness Club Investment with CPI Indexed Rent Reviews

**Nuffield Health
Avondale Road | Cwmbran
NP44 1TX**



INVESTMENT SUMMARY

- The property is **let to Nuffield Health**, the UK's largest healthcare charity with over 264 UK sites
- **Purpose built health and fitness club** arranged over 2 storeys extending to 28,342 sq ft GIA
- **Freehold** occupying a site area of 1.75 acres
- The property is **strategically situated adjacent to the A4051 in Cwmbran**, 2 miles north of Cwmbran Town Centre and 0.5 miles north of Cwmbran Train Station
- **Term certain of 22 years**, subject to five-yearly upwards only rent reviews indexed to the Consumer Price Index (CPI)
- **Passing rent of £263,912 pa to be topped up to the estimated June 2025 increase of £305,946**, reflecting £10.79 psf
- **Nuffield Health Cwmbran is the only national health club within the town** and benefits from very limited competition, with a **considerable catchment of 244,023 people** within a 20-minute drive time



PROPOSAL

Offers are sought in excess of

£3,805,000 (Three Million Eight Hundred and Five Thousand Pounds)

subject to contract and exclusive of VAT.

A purchase at this level would reflect a **Net Initial Yield of 7.50%** and a **low capital value of £134 per sq ft**, assuming standard purchaser's costs of 7.21%.

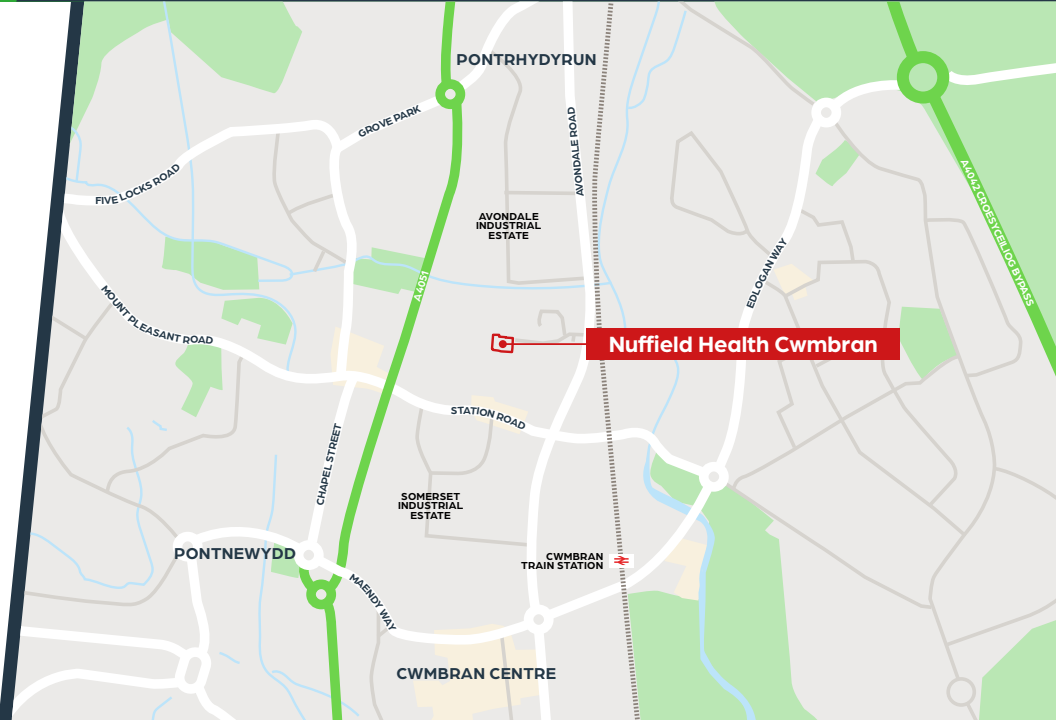
LOCATION

Located in the county borough of Torfaen, Cwmbran is the 6th most built-up area in Wales with a population of 47,090, making it one of Wales most prominent retail, leisure, and commerce centres.

Cwmbran is easily accessible via road, rail, and air. Being the first and only designated new town in South Wales, it is conveniently situated 8 km (5 miles) north of Junctions 25a and 26 of the M4 Motorway.

Cwmbran is serviced by Cwmbran train station in the centre of the town, accommodating regular travel to Newport (8-minutes) and Cardiff (20-minutes) whilst also connecting with the wider national rail network via Newport.

Cardiff Airport (CWL) is located circa 32 miles to the south-west, providing flights to 20 European destinations and accommodating 842,000 passenger journeys in 2023.



SITUATION

Prominently situated off Avondale Road, the property benefits from it's proximity to the the A5051, 1 mile to the east, which in turn connects Cwmbran with Newport and the M4 Motorway to the South.

The property is accessed via Blaen Bran Close and sits adjacent to commercial, residential and leisure land uses, two miles North of Cwmbran town centre and 0.5 miles North of Cwmbran train station. Cwmbran Rugby Football Club sits adjacent to the site and Green Meadow Golf and Country Club lies 1.7 miles to the North.

Road Driving Distances (from Nuffield Health)

M4	4.3 miles	10 mins
Newport	6.0 miles	18 mins
Cardiff	16.5 miles	38 mins
Bristol	33.4 miles	50 mins

Rail Journey Times

Newport	10 mins
Cardiff	24 mins
Bristol	48 mins
London	1 hr 54 mins



COMPETITION

Nuffield Health Cwmbran is the only national health & fitness club located in the town. Nuffield benefits from very limited competition in the vicinity, meaning it is the dominant premium offering for a large catchment of 244,023 (20-minute drivetime).

The closest competing Health Clubs to the subject property are the following:

Health Club	Distance to Cwmbran	Drive Time to Cwmbran
1. David Lloyd, Cardiff	15.0 miles	31 mins
2. Nuffield Health, Stoke Gifford, Bristol	30.0 miles	45 mins
3. David Lloyd, Westbury, Bristol	30.4 miles	42 mins



CWMBRAN RETAIL & LEISURE PROVISION

Cwmbran Retail Park is the dominant out of town shopping destination in the area and is a 5 minute drive, approximately 1 mile to the South West. The Park is fully let and comprises 136,000 sq ft with occupiers including B&Q, TK Maxx, Halfords, Next, Currys and Dreams.

Cwmbran Shopping Centre, situated south of the subject property, represents the principal 'in-town' offer with key anchor tenants including Primark, The Range and Matalan.

Leisure at Cwmbran forms the dominant leisure offering for the town. The scheme is situated 0.5 miles south of the subject property and comprises of 11 units, anchored by Vue & Hollywood Bowl.

DESCRIPTION

The subject property comprises a high-quality purpose-built detached health and fitness club constructed in 2000, arranged over ground, first and second floors. The property is of steel portal frame construction with brick facing and profile clad finishes under a curved profile roof.

The property benefits from a full range of Nuffield Health facilities including:



Large open plan gym area



Fitness studio



25 metre heated indoor swimming pool



Hydrotherapy spa, steam room and sauna



Spa treatment rooms



Plunge pool



Changing rooms



Creche



Members bar and restaurant

The front of the property comprises a dedicated car park, comprising 151 spaces exclusively for members and staff of the health and fitness club.



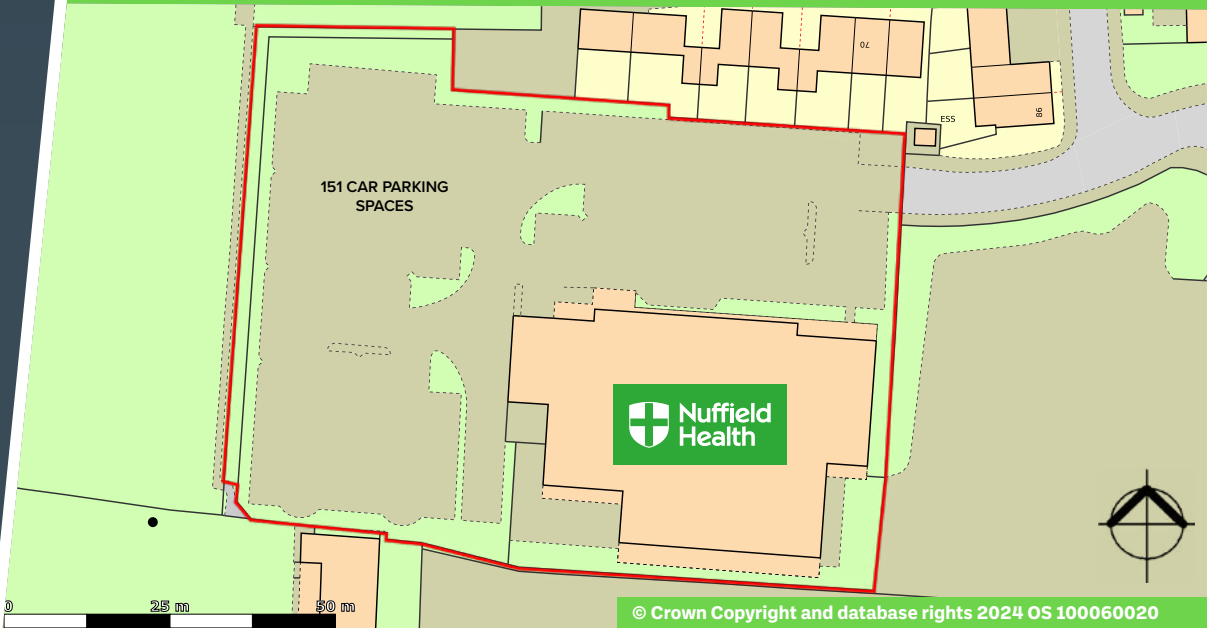
ACCOMMODATION

The building provides the following schedule of accommodation:

Description	Sq m (GIA)	Sq Ft (GIA)
Ground Floor	1,490.95	16,049
First Floor	998.02	10,743
Second Floor	144.00	1,550
TOTAL	2,632.97	28,342

SITE

The property occupies a site extending to 1.75 acres. The property offers a low site coverage of 37%.



TENANCY

The property is let to Nuffield Health on a Full Repairing and Insuring lease for a term expiring 19 December 2046, providing 22.3 years unexpired lease term with no breaks.

The current passing rent is £263,912 per annum (£9.31 per sq ft). The lease benefits from 5 yearly upwards only rent reviews, reviewed to CPI. The revised maximum rent at review shall be 115.93% of the annual rent reserved immediately before a review date, whilst the minimum rent at review shall be 105.10% of the annual rent reserved before a review date.

The vendor proposes to top the rent up to £305,946 per annum (£10.79 per sq ft), from completion to the next rent review, dated 24 June 2025.



Rent Review Estimate

These running yields are based on the latest ONS, Oxford Economics forecasts. A purchase at this price would show the following running yields:

	Review Period	Running Yield
June 2025	£305,946	7.50%
June 2030	£340,020	8.34%
June 2035	£375,412	9.20%
June 2040	£414,468	10.16%
June 2045	£475,606	11.22%

COVENANT

Nuffield Health is a registered charity and the UK's largest not-for-profit healthcare provider. In 2022, the charity reached over 1.72 million people in the UK, delivering £72.0m in Social Value.



Nuffield Health currently has 37 award winning hospitals, 114 fitness and wellbeing centres, healthcare clinics and over 150 workplace wellbeing services. It is the only major health and wellbeing provider to operate in this way allowing it to offer a range of healthcare services suited to societies changing health needs.

A summary of the company's last three years of published accounts is set out below:



Group turnover **increased 25%** between 2021 & 2022 to **£1,237.6 million**



Achieved an adjusted **EBITDA of £70.4 million**, marginally down on 2021 trading



Innovative programmes across the Group led to a **36,000 increase in memberships** to a current total of 365,000

Source: Nuffield Annual Report 2022.



**UK's largest
healthcare
charity**



**114 fitness and
wellbeing centres**



37 hospitals



**Looking to
capitalise on the
growing demand
for health and
wellbeing care.**



**365,000 fitness
and wellbeing
members**



**17,000+
employees**



ADDITIONAL INFORMATION

EPC

The Property has an EPC rating of B (49), valid until 4 May 2032

Data Room

Data room access can be arranged upon request

VAT

The property has been elected for the purpose of VAT and it is anticipated that the sale will be treated as a 'Transfer of a Going Concern'

AML

In order to comply with AML Regulations, the purchaser is required to satisfy the Vendor and JLL on the source of funds used to acquire the property



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KEY CONTACTS

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