



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



20 Clyde Terrace, Forest Hill
London SE23 3BA

REFORMER PILATES INVESTMENT - AVAILABLE FOR SALE

£42,500 PA | £435,000 LL (9.75%)

Summary

- **Size:** 1,612sqft (150sqm) - NIA, over ground (1,193sqft) and mezzanine (419sqft) floors
- **Property:** Unit has recently been refurbished as a reformer pilates studio
- **Use:** Class E(d) - Indoor sport, recreation or fitness
- **Income:** £42,500pa + VAT (£26psf) on a 15-year lease
- **Tenant:** Level Out Reformer Pilates
- **Price:** £435,000 (9.75% & £270psf)
- **Tenure:** Virtual freehold interest (990-years remaining)

Tenancy Information

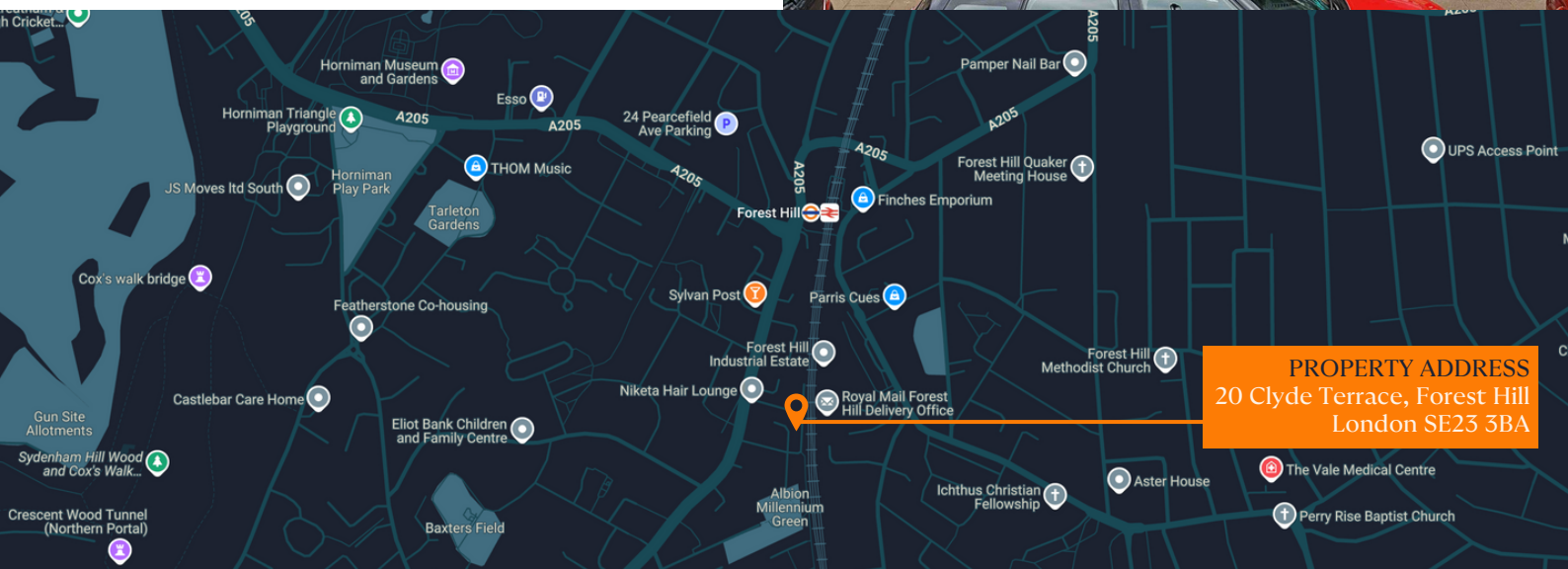
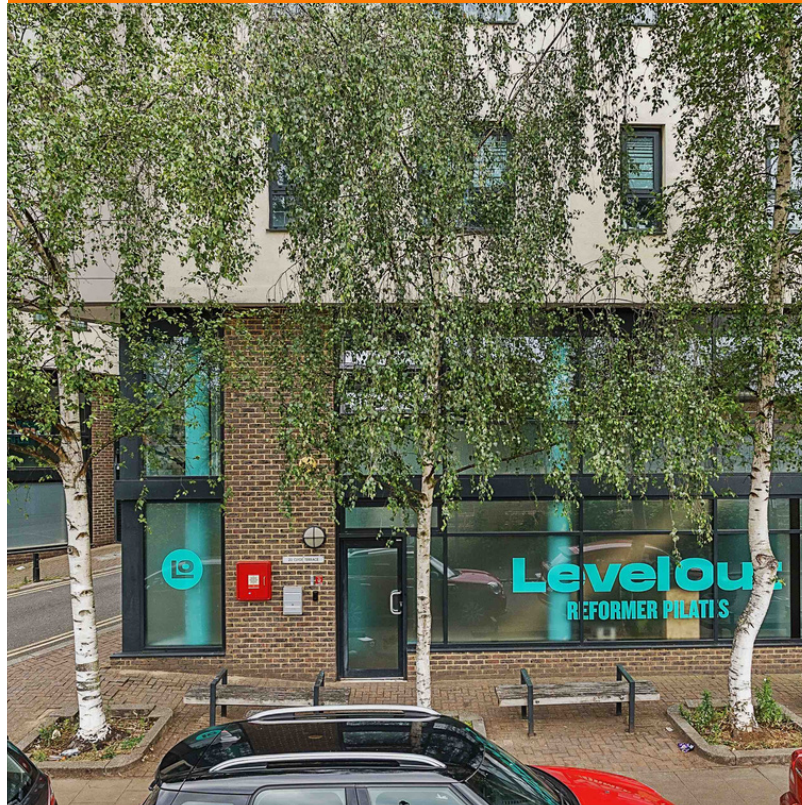
- **Tenant:** Level Out Reformer Pilates (LO Gyms FRH Limited) - largest privately owned pilates business in the UK with 15 x studios in London
- **Rent:** £42,500pa + VAT (£26psf), paid quarterly in advance
- **Term:** 15-year lease (expiring in April 2040), taken INSIDE the provisions of the 1954 Landlord & Tenant Act
- **Break Clause:** Tenant break option after 10-years (April 2035)
- **Deposit:** 3-months' (£10,625) to be held by the landlord for the duration of the term

Location

Situated on a quiet residential street, 20 Clyde Terrace enjoys an enviable position in the heart of Forest Hill, SE23—one of South East London's most desirable neighbourhoods.

Just a short walk from Forest Hill Station (Overground and Southern Rail), the property offers excellent links to London Bridge, Canada Water, and central London.

The area blends community charm with convenience, featuring independent cafés, shops, and the popular Horniman Museum and Gardens.



PROPERTY ADDRESS
20 Clyde Terrace, Forest Hill
London SE23 3BA

Tenant Profile

LevelOut is a dynamic fitness studio offering class-based Reformer Pilates, HIIT, strength training, and postnatal courses across multiple locations in London.

Their studios are designed to provide a welcoming and community-focused environment, catering to individuals seeking to improve their fitness levels.

Other Locations

Camberwell, Wandsworth, Peckham, Brockley, East Dulwich, Deptford, De Beauvoir, St Paul's, Blackhorse Road & Brixton.

Further Information

Floor plans and leases are available on request.

Terms

For Sale: £435,000 (9.75% & £270psf) - 990-year lease (virtual freehold).

VAT applicable but TOGC (Transfer Of a Going Concern) can be applied.



CONTACT US



+44 (0) 207 125 0377

info@henshallandpartners.co.uk

henshallandpartners.co.uk

Important Notice:

Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No:10712199). Registered address: Great Suffolk Yard, 127-131 Great Suffolk Street, London SE1 1PP..