



FERVID

fitness

Landlord & Property Partnership Prospectus

Proven multi-site operator transforming large commercial units into thriving fitness destinations.

Why Landlords Partner With Fervid Fitness

- ✓ Two successful trading locations
- ✓ Proven multi-site operator
- ✓ £500k+ investment into every club
- ✓ Long-term tenant
- ✓ High recurring revenue model
- ✓ Significant footfall generation
- ✓ Community focused operator
- ✓ Actively expanding across North West England & North Wales



Proven Operating Model

Proven Multi-Site Operator

Flint (2022)

- Opened January 2022
- Achieved breakeven within months
- Exceeded original target of 1,500 members
- Continues to grow following multiple reinvestments

Runcorn (2025)

- 18,000 sq ft facility
- 1,100 members secured during presales
- Reached breakeven before opening
- Currently 2,200 active members
- Monthly recurring revenue exceeding £88,000
- Demonstrated demand for the Fervid model at scale

- ▶ Over 3,700 active members served across North Wales and Cheshire.
- ▶ Combined recurring monthly revenue exceeding £130,000 across two locations.

The Fervid model has now been successfully replicated across multiple locations.

The Fervid time-line

2022



- ▶ Flint opens
- ▶ Breakeven achieved
- ▶ Management buyout
- ▶ Expansion completed

2023



- ▶ Further expansion
- ▶ Price increase
- ▶ 1,100+ members

2024



- ▶ 1500 member milestone
- ▶ Further investment

2025



- ▶ Runcorn opened
- ▶ 1,100 resales
- ▶ Breakeven before opening
- ▶ 2,200 active members

2026+



- ▶ Actively seeking additional sites
- ▶ North Wales
- ▶ North West England

Community Focus



- ▶ Project U
- ▶ Kids sport Sponsorship
- ▶ Toy Appeals
- ▶ Andy's Man Club
- ▶ Food-bank Collections
- ▶ Giddo's Gift
- ▶ School Partnerships
- ▶ Local charities

Every Fervid club is designed to become a long-term **community hub.**

18,000 sq ft
2,200 members
£88,000+ Monthly Recurring Revenue

Equipment Investment

Premium Fit-out

Strength Zones

Luxury Changing rooms

Relaxation Spa

Large Class Timetables

Recovery Zones

Business Hubs

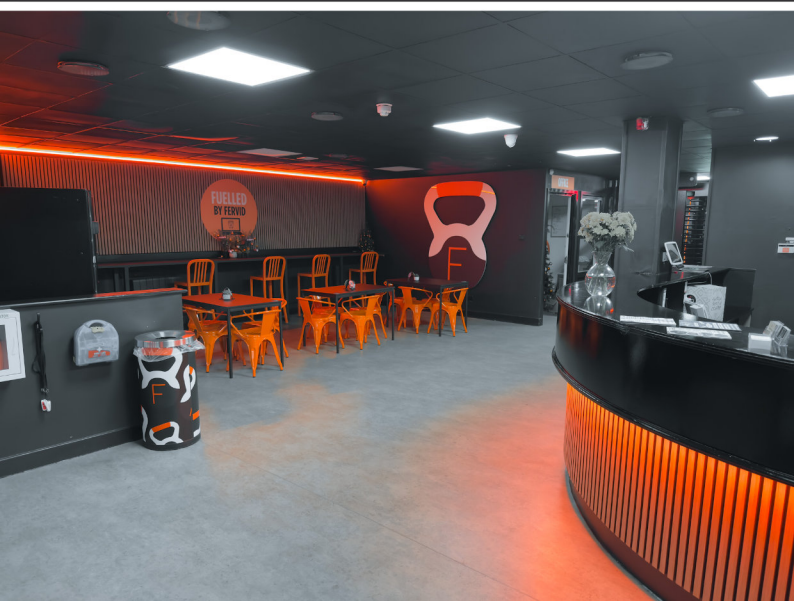
Dedicated studios



The Fervid Standard.



Premium environments designed to **outperform** the traditional mid-market gym sector.



Property requirements

- ▶ Retail Parks
- ▶ Roadside Retail
- ▶ Former Department Stores
- ▶ Former Supermarkets
- ▶ Mixed Use Developments
- ▶ Town Centres
- ▶ Leisure Parks

Requirements:

- ▶ 8,000-25,000 sq ft
- ▶ Large parking provision
- ▶ Prominent roadside visibility
- ▶ Long lease availability
- ▶ Dense residential catchment
- ▶ Good transport links

Expansion Areas:

- ▶ North Wales Coast
- ▶ Cheshire
- ▶ Merseyside
- ▶ Lancashire
- ▶ Greater Manchester fringe



Why Fervid works

- ▶ Vacant unit transformed
- ▶ Long-term covenant
- ▶ Strong recurring revenue
- ▶ Local employment created
- ▶ Increased retail park footfall
- ▶ High member retention
- ▶ Significant capital investment
- ▶ Community engagement

3,700+

Combined Members



Strong Recurring Revenue

High member retention

2

Successful Trading Locations



Local Employment created

Multiple Jobs generated

£130,000+

Monthly Recurring Revenue



Increased retail park footfall

Positive Impact on surrounding units

We don't simply occupy buildings. We create **long-term destinations.**

Case Study: Runcorn

- ▶ 18,000 sq ft
- ▶ 1,100 members before opening
- ▶ **Breakeven before opening**
- ▶ 2,200+ active members
- ▶ £88,000+ monthly recurring revenue
- ▶ Multiple local jobs created
- ▶ Strong retail park footfall

The success of Runcorn demonstrates Fervid Fitness' ability to identify underserved markets, execute large-scale fit-outs and rapidly establish profitable, community-focused health clubs that become long-term anchors within retail destinations.



Partner with Fervid Fitness

Fervid Fitness is actively seeking strategic partnerships with landlords and developers across North Wales and North West England.

Our proven operating model has demonstrated the ability to transform vacant commercial property into thriving long-term fitness destinations, delivering substantial investment, consistent footfall and long-term occupancy.

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Seeking opportunities across North Wales, Cheshire, Merseyside, Lancashire and Greater Manchester.

Club walkthrough



Website

