

**Lot 12, Holiday Inn Express, Reedfield Place, Walton Summit Centre, Bamber Bridge, Preston,
PR5 8AA**

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



Substantial Freehold Hotel Ground Rent Investment

www.acuitus.co.uk

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Property Information

Substantial Freehold Hotel Ground Rent Investment

- Let to Yeoman Preston Property Limited t/a Holiday Inn Express on a long lease until 3017 (no breaks)
- Annual upward only RPI linked rent reviews subject to 0% collar and 5% cap
- Comprises 103 en-suite bedrooms, restaurant, bar and 3 conference rooms
- Includes on-site customer parking for over 100 vehicles
- Approximate site area of 1.54 Ha (3.80 Acres)
- Excellent connectivity close to M6, M65 & M61 motorways
- Nearby occupiers include Parclforce Worldwide, Yodel, Summit Foods and Arnord Mardix

Lot 12
Auction 11th June 2026

Rent £69,687 per Annum Exclusive
Status Available

Sector Ground Rent, Leisure, Hotel
Auction Venue Live Streamed Auction

On Behalf of a Major Fund

Location

Miles 31 miles north-west of Manchester, 35 miles north-east of Liverpool
Roads M6, M65, M61, A6,A582, A59
Rail Bamber Bridge Railway Station, Preston Railway Station
Air Blackpool Airport, Manchester International Airport

Situation

The property occupies a prominent roadside position with excellent road connectivity, close to the M6,M65 & M61 motorways and approximately 5 miles south-east of Preston City Centre. Nearby occupiers include Parclforce Worldwide, Yodel, Summit Foods, Arnord Mardix and Four Oaks Business Park (adjacent) which features a range of a local trade counter businesses.

Tenure

Freehold.

EPC

Band B.

Description

The property comprises a site of 1.54 Ha (3.80 Acres) upon which sits a modern hotel with 103 en-suite bedrooms, a bar, restaurant and 3 conference rooms. The property also benefits from a customer car park at the front of the property for over 100 vehicles.

Part of the car park has been underlet to Tesla Motors Limited for an EV charging station.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Use	Site Area Approx. Ha	Site Area Approx. (Acres)	Tenant	Term	Rent p.a.x.	Rent Review
Hotel	1.54	(3.80)	YEOMAN PRESTON PROPERTY LIMITED (t/a Holiday Inn Express)	999 years from 16/02/2018 until 15/02/3017	£69,686.88	16/02/2027 and annually thereafter (1)
Total	1.54	(3.80)			£69,686.88	

(1) The annual rent reviews are linked to RPI subject to a minimum of 0% and a maximum of 5% - please see the lease for full details. From 2168 the rent payable during the remainder of the term is a peppercorn.

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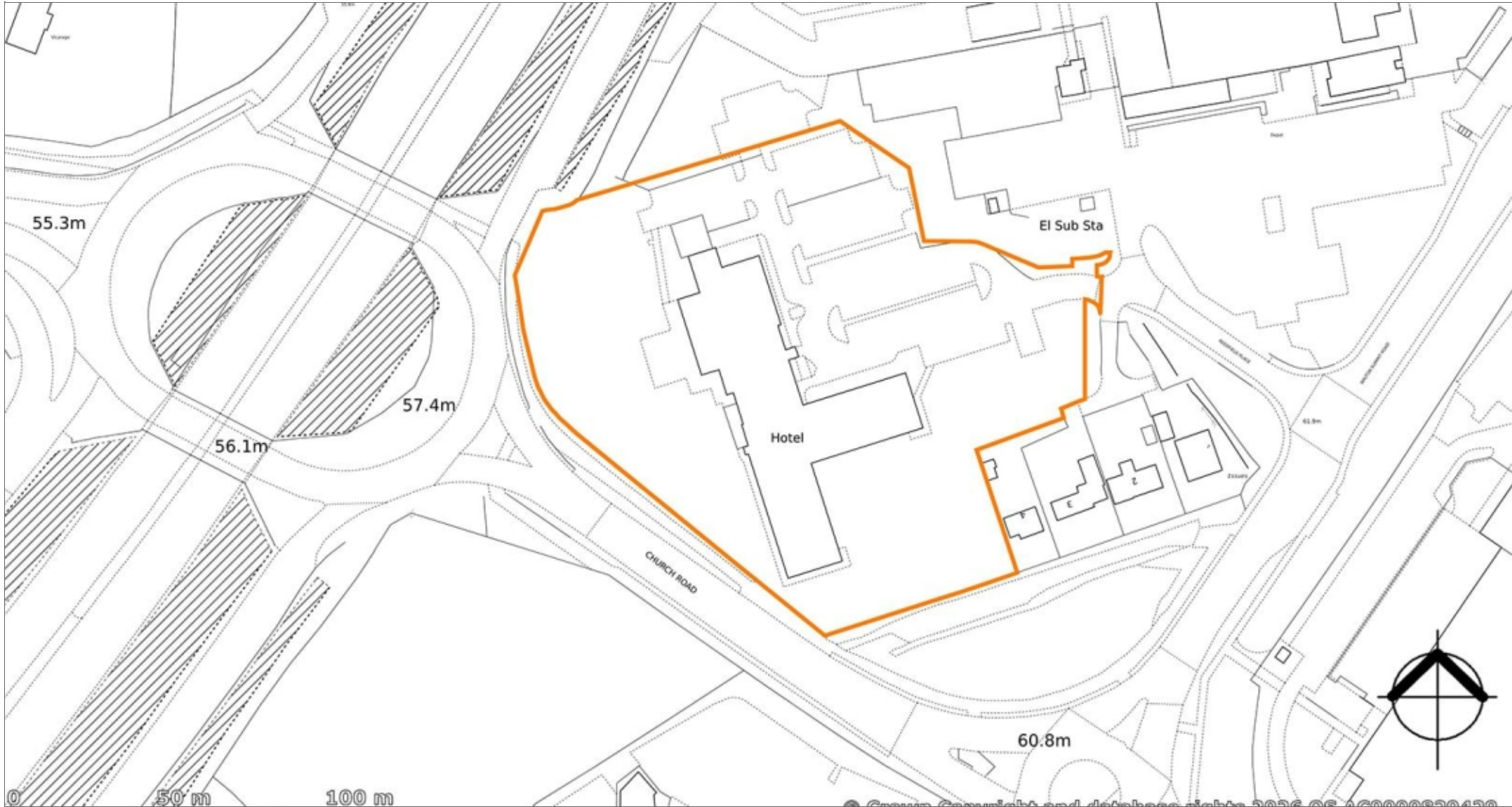
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