

Lot 5, IBIS Styles Hotel, Emperor Way, Crewe Business Park, Crewe, CW1 6BD

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



Substantial Long Let Hotel Ground Rent Investment

www.acuitus.co.uk

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Property Information

Substantial Long Let Hotel Ground Rent Investment

- Let to New World Crewe Limited t/a Ibis Styles Hotel on a long lease until 2134 (no breaks)
- 5 yearly upward only RPI linked rent reviews subject to 0% collar and 4% cap
- Comprises 112 en-suite bedrooms, gym, restaurant, bar and 6 conference rooms
- Includes an on-site car park for approximately 70 vehicles
- Approximate site area of 0.67 Ha (1.66 Acres)
- Excellent connectivity, M6, A534, A505 and Crewe Railway Station
- Nearby occupiers include Tesco, Aldi, B&Q, Screwfix, Halfords, Avanti West Coast Training Academy, Peugeot Gateway and Audi

Lot
5

Auction
11th June 2026

Rent
£73,242 per Annum Exclusive

Status
Available

Sector
Ground Rent, Leisure, Hotel

Auction Venue
Live Streamed Auction

On Behalf of a Major Fund

Location

Miles 35 miles south-west of Manchester, 15 miles north-west of Stoke-on-Trent, 31 miles south-east of Chester

Roads M6 (J16), A534, A505

Rail Crewe Railway Station

Air Manchester City Airport

Situation

The property is prominently situated on Emperor Way in Crewe Business Park within a well established retail and business location. The property also benefits from being within walking distance to Crewe Railway Station and within close proximity to Crewe Town Centre. Nearby occupiers include Tesco, Aldi, B&Q, Screwfix, Halfords, The Avanti West Coast Training Academy and University of Buckingham Campus.

Tenure

Long Leasehold. Held for a term of 125 years from 14/01/2009.

EPC

Band B.

Description

The property comprises a site of 0.67 Ha (1.66 Acres) upon which sits a modern 4 storey hotel with 112 en-suite bedrooms, a gym, restaurant, bar and 6 conference rooms. The property also benefits from a customer car park at the front of the property for approximately 70 vehicles.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Use	Site Area Approx. Ha	Site Area Approx. (Acres)	Tenant	Term	Rent p.a.x.	Rent Review
Hotel	0.67	(1.66)	NEW WORLD CREWE LIMITED (t/a Ibis Styles Hotel)	125 years from 14/01/2009	£73,241.89	07/03/2028 and 5 yearly thereafter
Substation	-	-	SP MANWEB PLC	99 years from 13/10/2008	peppercom	-
Total	0.67	(1.66)			£73,241.89	

(1) The 5 yearly rent reviews are linked to RPI subject to a minimum of 0% and a maximum of 4% - please see the lease for full details.

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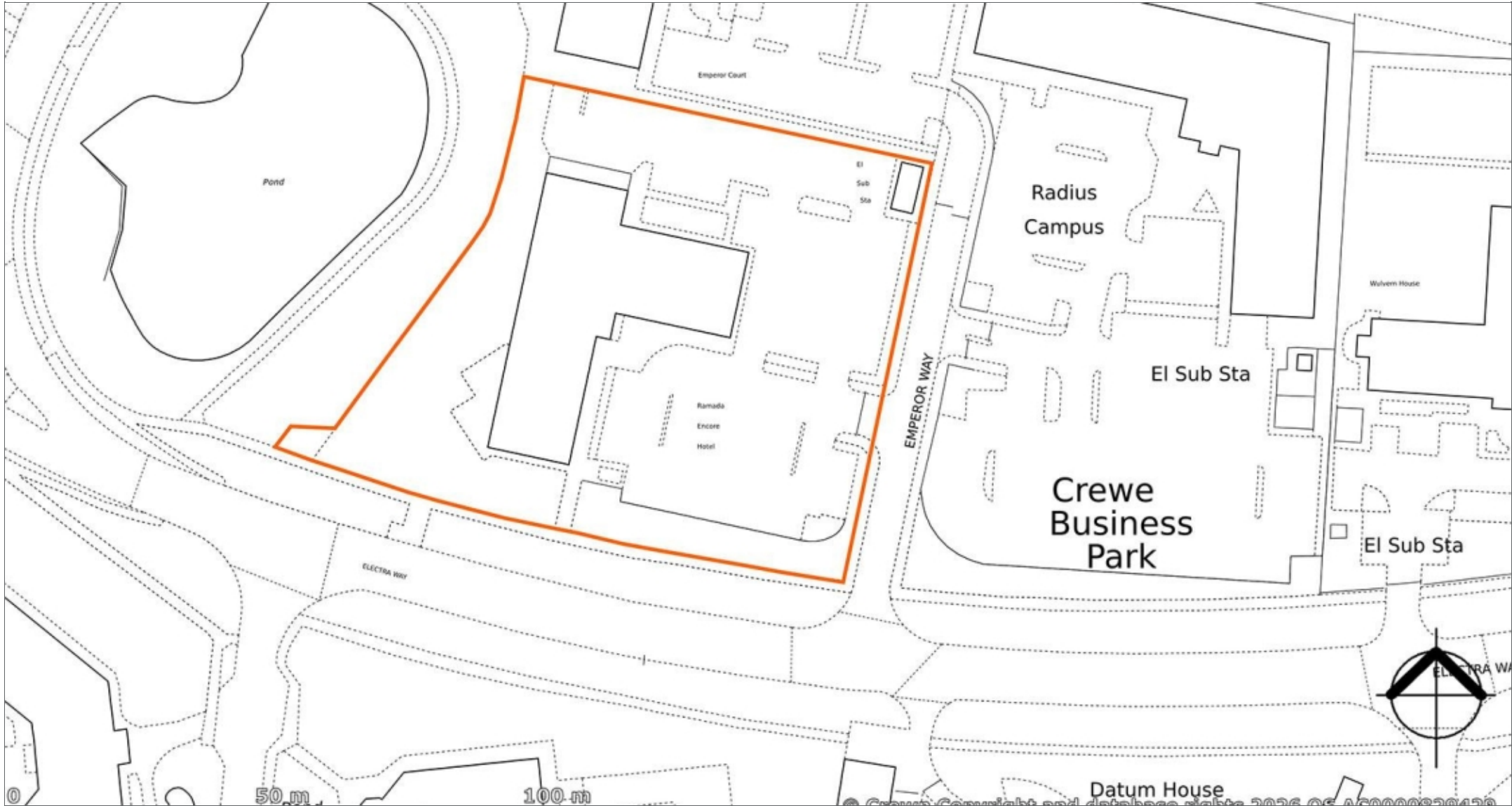
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2024