

Lot 23, Travelodge Aberdeen Airport, Dyce, Aberdeen,
AB21 0HW

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Well Located Heritable Hotel Investment

- Recently refurbished 40-bedroom Travelodge Hotel
- Majority let to Travelodge Hotels Ltd until November 2030 (subject to option)
- Tenant option to extend Hotel lease for a further 25 years
- Extensive car parking for 100 cars
- Separate restaurant with ancillary accommodation
- Approximate floor area of 2,211 sq. m. (23,799 sq. ft.) upon a site area of 1.28 Ha (3.11 acres)
- 1 mile from Aberdeen Airport, the world's busiest commercial heliport
- Close to Dyce Railway Station, providing direct services to Aberdeen and Inverness
- Established business and industrial location serving Aberdeen's energy and engineering sectors
- Nearby occupiers include Plexus, BP and a range of other oil and gas, engineering and technology businesses

Lot

23

Auction

29th October 2026

Rent

£224,204 per Annum Exclusive

Status

Available

Sector

Hotel

Auction Venue

Live Streamed Auction

Location

Miles

5.2 miles north-west of Aberdeen, 70 miles north-east of Dundee

Roads

A96, A90, A947

Rail

Dyce Railway Station

Air

Aberdeen International Airport

Situation

Aberdeen is Scotland's third largest city and the principal commercial centre of the North East of Scotland. The property is situated on the eastern side of Burnside Drive, approximately 5 miles north west of Aberdeen city centre and 1 mile east of Aberdeen International Airport, Europe's busiest heliport and a major transport hub supporting the North Sea energy sector. The A96 Aberdeen to Inverness trunk road is readily accessible, with the A947 providing a direct connection between Dyce and Aberdeen city centre. Dyce Railway Station is also nearby, providing services to Aberdeen and Inverness. The surrounding area is an established business and industrial location, with nearby occupiers including Plexus, BP and other oil and gas, engineering and technology businesses.

Tenure

Heritable. (Scottish equivalent of English Freehold)

Description

The property comprises a modern Travelodge hotel providing 40 bedrooms over ground and first floors, together with approximately 100 customer car parking spaces. The hotel was refurbished in March 2023 as part of Travelodge's Budget-Luxe upgrade programme, incorporating an upgraded reception and redesigned bedrooms with Travelodge's latest specification (Source: travelodge.co.uk).

A separate restaurant is located immediately to the south-east of the hotel, providing ground floor restaurant accommodation together with ancillary accommodation at first floor level. The restaurant also benefits from a separate car park.

The property occupies a site of approximately 1.28 Ha (3.11 acres).

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Hotel Hotel	572.41 638.39	(6,161) (6,872)	TRAVELODGE HOTELS LIMITED (1)	25 years from 28/11/2005 (2)(3)	£208,202.49
Car Park	-	-	-	TRAVELODGE HOTELS LIMITED	25 years from 28/06/2006	£1
Ground First	Restaurant Ancillary	763.90 236.30	(8,222) (2,544)	INDIVIDUALS t/a Riverside Cafe Bar	10 years from 02/10/2019	£16,000 (4)
Car Park	-	-	-	INDIVIDUALS t/a Rohaan Cafe Bar	Licence to occupy (5)	£1
Total		2,211.00	(23,799)			£224,204.49

(1) For the year end 31st December 2024, Travelodge Hotels Limited reported a turnover of £1,008,000,000, a pre-tax profit of £96,900,000, shareholder's funds of £372,100,000 and a net worth of £356,500,000 (Source: Experian 29.07.2026). Travelodge is one of the largest budget hotel chains in the UK, with a well-invested and modernised portfolio of over 600 hotels and 47,000 bedrooms across the UK, Ireland and Spain. Welcoming over 22 million guests annually, the majority of our hotels are located in major cities, towns and holiday hotspots as well as by airports and key business hubs. (source: <https://www.travelodge.co.uk/our-business/about-us/company-overview/>).

(2) The lease provides for a Tenant option to extend the duration of the term for a further 25 years until 27/11/2055.

(3)The lease provides for the tenant to terminate the lease only in the event that the neighbouring property is not used primarily as a public house and/or is redeveloped or destroyed or demolished and is not reinstated for use primarily as a public house within two years.

(4) The tenant is not currently paying rent.

(5) The car park licence can be terminated at any time by either party upon serving two months' notice.

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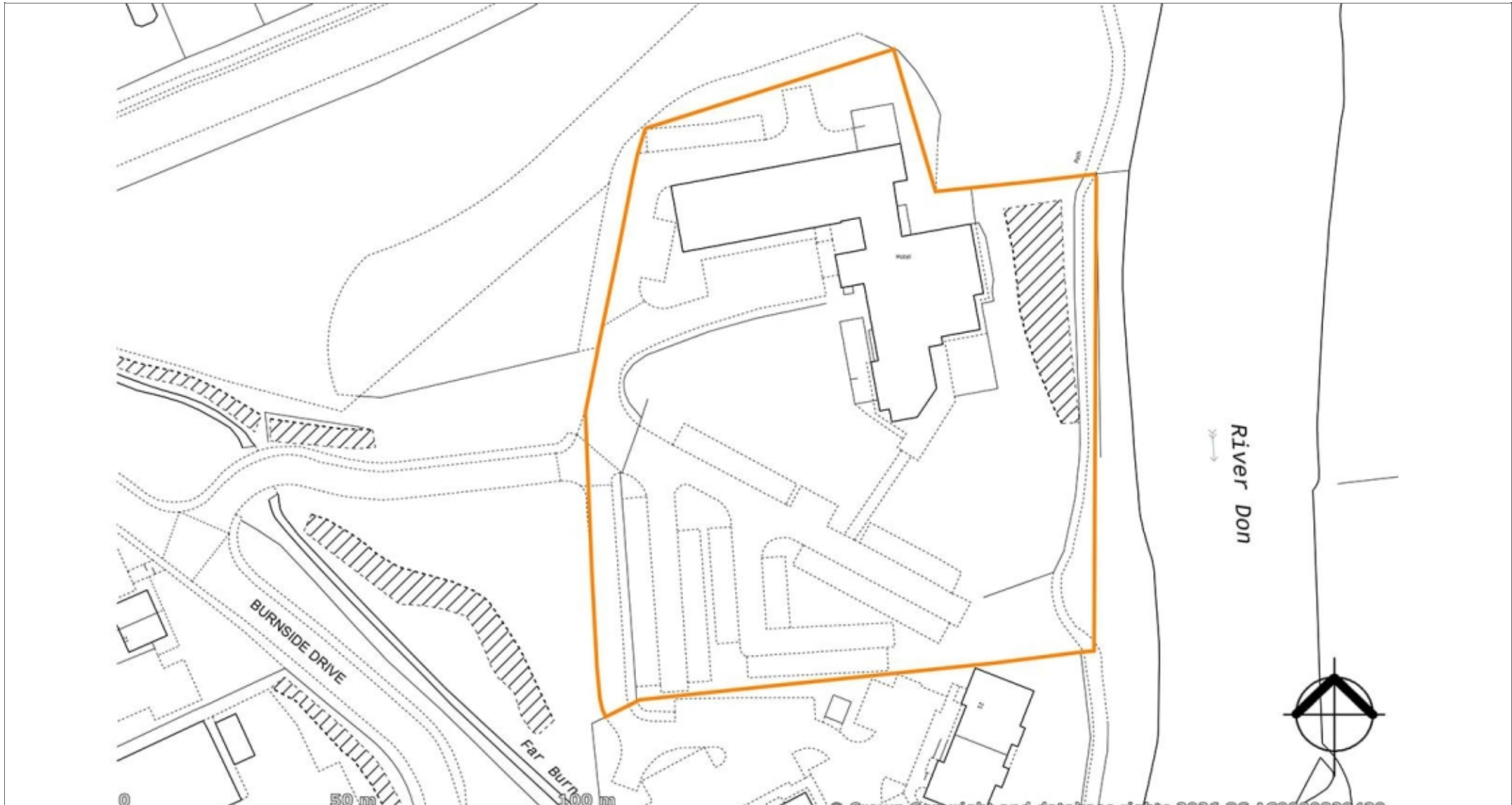
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2026