

Lot 16

£77,485 per annum
exclusive

Travelodge Barnsley, Stairfoot Roundabout, Doncaster Road,
Barnsley, South Yorkshire S70 3PE

Freehold Hotel and Restaurant Investment



Tenancy and accommodation

Lot 16

£77,485 per annum exclusive

Key Details

- Entirely let to Travelodge Hotels Limited until 2039 (no breaks) (3)
- Part sublet to Frankie & Benny's Restaurant (2)
- RPI linked 5 yearly uplifts (uncapped)
- Prominent location on A635 just outside Barnsley town centre
- Site area of approximately 1.65 acres (0.667 hectares)

On behalf of Trustees

Location

Miles: 2 miles east of Barnsley town centre
15 miles north of Sheffield
Roads: A633, A635, M1 (Junction 38)
Rail: Barnsley Railway Station
Air: Robin Hood Doncaster Sheffield
Leeds Bradford Airport

Situation

Barnsley is a commercial centre located in South Yorkshire, approximately 15 miles north of Sheffield. The property occupies a prominent position at the Stairfoot Roundabout on the A635, the main arterial route between Barnsley town centre and the A1(M) junction 37. The property is approximately 2 miles east of Barnsley town centre in a mixed commercial and residential location. Other nearby occupiers include McDonald's and Aldi.

Description

The property comprises a 32 bed two storey hotel and a standalone Frankie and Benny's restaurant. The properties are located on two sites, either side of the Doncaster Road. The property benefits from on-site parking for approximately 48 cars and a site area of approximately 1.65 acres (0.667 hectares).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

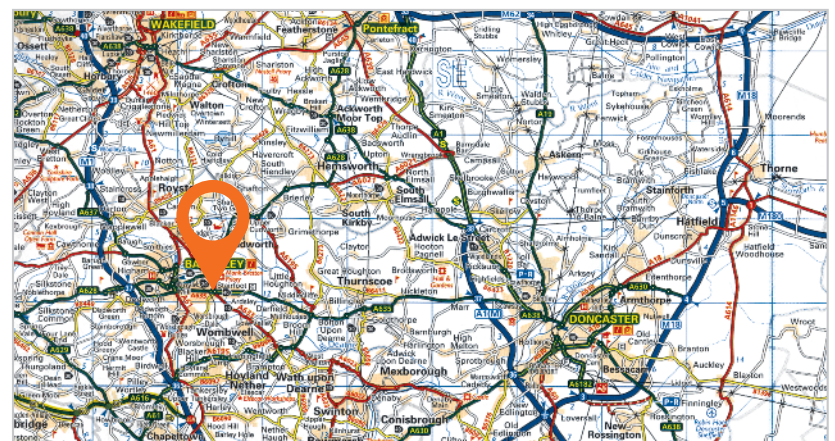
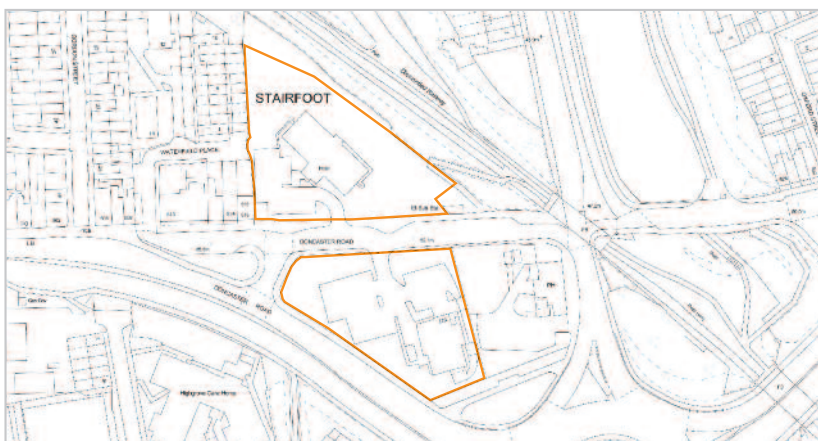
Energy Performance Certificate

Travelodge – Band E
Frankie and Benny's – Band C
See legal pack at acuitus.co.uk.

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Travelodge Frankie & Benny's	Ground & First Ground	Hotel Restaurant	1,099.30 sq m (11,833 sq ft) 283.90 sq m (3,056 sq ft)	TRAVELODGE HOTELS LIMITED (1) (2)	A term of years expiring 08/08/2039 (3) on a full repairing and insuring lease	£77,485	01/10/2023 and five yearly (4)
Total			1,383.21 sq m (14,889 sq ft)			£77,485	

(1) For the year ending 31st December 2017, Travelodge Hotels Limited reported a turnover of £624,000,000, pre-tax profits of £45,200,000 and a total net worth of £303,200,000 (Source: Experian Group 06/11/2018). "Travelodge is the UK's largest independent hotel brand, with more than 560 hotels and 40,000 guest bedrooms. More than 170 of our hotels have our on-site Bar Café restaurant, and almost all are located close to other restaurants and coffee shops, making Travelodge the ideal base for travel." (Source: www.travelodge.co.uk 06/11/2018)

(2) Part of the property has been sublet to City Centre Restaurants (UK) Limited t/a Frankie and Benny's.
(3) Subject to landlord's option to extend the term as outlined in the option agreement available in the legal pack.
(4) The rent reviews are linked to the Retail Price Index.



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