

# Lot 8

£153,406.11 per annum  
exclusive

## Travelodge Scotch Corner Skeeby, A1 Scotch Corner, **Skeeby, Richmond, North Yorkshire DL10 5EQ**

Freehold Hotel Investment



## Tenancy and accommodation

# Lot 8

£153,406.11 per annum exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Hotel	539.30 sq m	(5,805 sq ft)	TRAVELODGE	A term of years expiring 08/08/2039 (3) on a full repairing and insuring lease	£153,406.11	01/10/2023 and five yearly (4)
First	Hotel	530.57 sq m	(5,711 sq ft)	HOTELS LIMITED			
Ground	Restaurant	302.31 sq m	(3,254 sq ft)	(1) (2)			
<b>Total</b>		<b>1,372.18 sq m</b>	<b>(14,770 sq ft)</b>			<b>£153,406.11</b>	

(1) For the year ending 31st December 2018, Travelodge Hotels Limited reported a turnover of £680,200,000, pre-tax profits of £49,200,000 and a total net worth of £361,800,000 (Source: Experian Group 11/06/2019). Travelodge is the UK's largest independent hotel brand, with more than 560 hotels and 40,000 guest bedrooms. More than 170 of their hotels have an 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 11/06/2019).

(2) Part of the property has been sublet to Euro Garages Limited until 2029 at a current passing rent of £25,149 p.a.x.

(3) The current lease is for a term of years expiring 07/08/2029, subject to a landlord's only option to extend the term until 08/08/2039 as outlined in the option agreement available in the legal pack.

(4) The rent reviews are linked to the Retail Price Index.

### Key Details

- Entirely let to Travelodge Hotels Limited until 2039 (no breaks) (3)
- RPI linked 5 yearly uplifts (uncapped)
- Strategically located 1 mile south of Scotch Corner junction
- Large site area of approximately 1.17 acres (0.473 hectares)

### On behalf of Trustees

#### Location

**Miles:** 1.1 miles south of Scotch Corner Junction  
10 miles south-west of Darlington  
28 miles south of Durham

**Roads:** A6055, A1(M), A66

**Air:** Durham Tees Valley Airport

#### Situation

Skeeby is a village located 2 miles east of Richmond, on the edge of the Yorkshire Dales. The property is located on the A6055, adjacent to the A1(M), approximately 1 mile south of Scotch Corner junction. Scotch Corner is an important roundabout interchange of the A66 and A1(M), leading towards the North East of England, Scotland and the M6, and south towards London.

#### Description

The property comprises a 40 bed two storey hotel and a standalone former restaurant. The property benefits from on-site parking for approximately 37 cars and a site area of approximately 1.17 acres (0.473 hectares).

#### Tenure

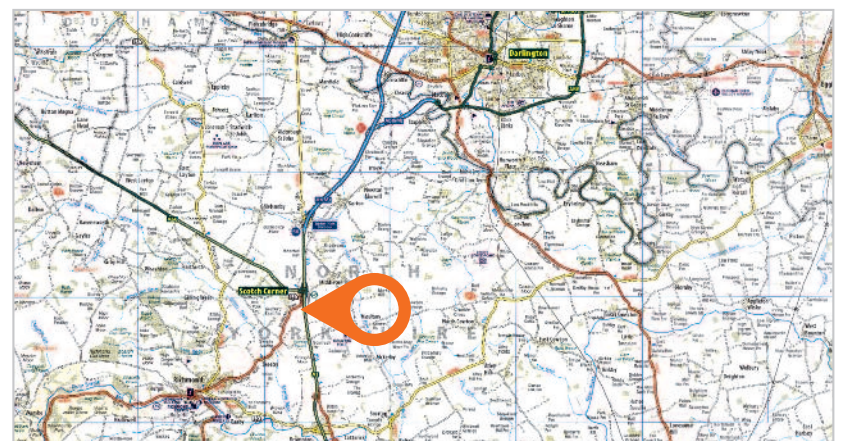
Freehold.

#### VAT

VAT is applicable to this lot.

#### Energy Performance Certificate

Bands E & D. Available from the legal pack at acuitus.co.uk.



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