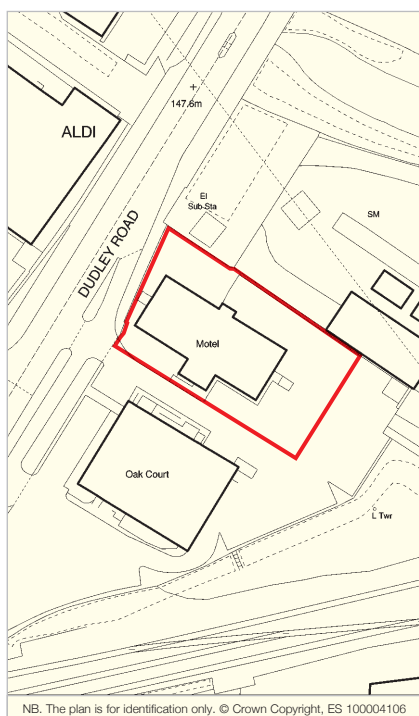


Brierley Hill

Travelodge Birmingham Dudley Dudley Road Birmingham West Midlands DY5 1LE

- **Virtual Freehold Hotel Investment**
- Hotel with 32 bedrooms
- Let to Travelodge Hotels Limited
- Lease expiry 2039 (1)
- Comprising a total of 902.8 sq m (9,718 sq ft) plus car parking
- Uncapped RPI linked rent review 2021 and 5 yearly thereafter
- Occupiers close by include Wickes, Aldi and Merry Hill Shopping Centre
- Current Gross Rent Reserved
£89,010 pa



Tenure

Leasehold. Held for a term of 999 years from 8th November 1990 (thus having some 975 years unexpired) at a fixed ground rent of a peppercorn.

Location

Brierley Hill is a town within the Metropolitan Borough of Dudley and is located between Dudley and Stourbridge, approximately 11 miles west of Birmingham city centre.

The property is situated on the east side of Dudley Road (A461), between its junctions with Waterfront Way and Canal Street. Occupiers close by include Dreams, Enterprise, Wickes, Aldi, B&M Bargains and the Merry Hill Shopping Centre.

Description

The property is arranged on ground and one upper floor to provide a 32 room hotel on a site of approximately 0.16 hectares (0.4 acres).

The property provides the following accommodation and dimensions:

Ground Floor	469.70 sq m	(5,056 sq ft)
First Floor	433.10 sq m	(4,662 sq ft)
Total	902.80 sq m	(9,718 sq ft)

Tenancy

The entire property is let to TRAVELODGE HOTELS LIMITED until 8th August 2039 (1) at a current rent of £89,010 per annum. The lease provides for rent reviews every fifth year of the term, linked to uncapped RPI, and contains full repairing and insuring covenants. (1) Subject to the landlord's option to extend the term as outlined in the Option Agreement.

Tenant Information

Website Address: www.travelodge.co.uk
For the year ended 31st December 2017, Travelodge Hotels Limited reported a turnover of £624m, a pre-tax profit of £45.2m, shareholders' funds of £316.1m and a net worth of £303.2m. (Source: Experian 05.11.2018.)

VAT

VAT is applicable to this lot. The sale is to be treated as a Transfer of a Going Concern.

Documents

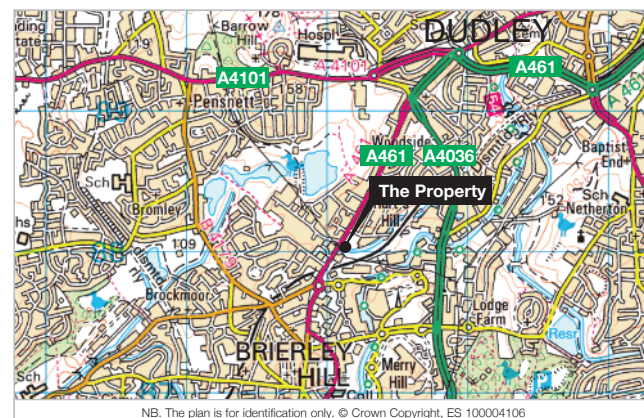
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 100 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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