

## Cardiff Airport Travelodge Port Road West Barry South Glamorgan CF62 3BA



- **Modern Virtual Freehold Hotel Investment**
- Let to Travelodge Hotels Limited until 2035 (no breaks)
- 788.7 sq m (8,490 sq ft) hotel comprising 28 en-suite bedrooms
- 2 miles east of Cardiff International Airport
- Rent Review 2015
- Current Gross Rent Reserved  
**£49,000 pa**

On the Instructions of  
**PRUPIM**

**SIX WEEK COMPLETION  
AVAILABLE**

### Tenure

Long Leasehold. Held for a term of 225 years from Mitchells and Butlers Retails Ltd commencing 10th August 2010 (thus having approximately 223 years unexpired) at a fixed rent of £10 per annum.

### Location

Barry is a popular seaside town overlooking the Bristol Channel which lies 9 miles south-west of Cardiff, 18 miles south of Caerphilly and 22 miles south-east of Bridgend. Road communications are excellent with the A4226 trunk road giving access to the M4 and M5. The town has a direct rail link to Cardiff where direct services to London are available. The property is situated 2 miles east of Cardiff International Airport and 1 mile north-west of Barry town centre

### Description

The property is arranged on ground and two upper floors to provide a modern purpose-built two storey hotel providing 28 en-suite bedrooms and a hotel reception. The hotel benefits from shared car parking with the adjoining public house.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>396.0 sq m</b>	<b>(4,263 sq ft)</b>
<b>First Floor</b>	<b>392.7 sq m</b>	<b>(4,227 sq ft)</b>
<b>Total</b>	<b>788.70 sq m</b>	<b>(8,490 sq ft)</b>

### Tenancy

The entire property is at present let to TRAVELODGE HOTELS LIMITED for a term of 25 years from 10th August 2010 at a current rent of £49,000 per annum, exclusive of rates. The lease provides for rent reviews linked to the change in RPI every fifth year of the term and contains full repairing and insuring covenants. The lease contains a tenant's option to renew for a term of 25 years from and including 10th August 2035 on giving at least 12 months' prior notice.

### Tenant Information

No. of Branches: 380 hotels comprising 26,000 rooms.  
Website Address: [www.travelodge.co.uk](http://www.travelodge.co.uk)

For the year ended 31st December 2010, Travelodge Hotels Limited reported a turnover of £331.7m, a pre-tax profit of £14.6m, shareholders' funds £888.4m and a net worth of £882.5m. (Source: riskdisk.com 13.02.2012.)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 95 Cardiff Airport**.

