

NOTTINGHAM BELFRY HOTEL & SPA

Woodhouse Way | Nottingham | NG8 6PY



Index Linked Ground Lease for Sale
Four-Star Hotel



hendersonherd
COMMERCIAL PROPERTY INVESTMENT



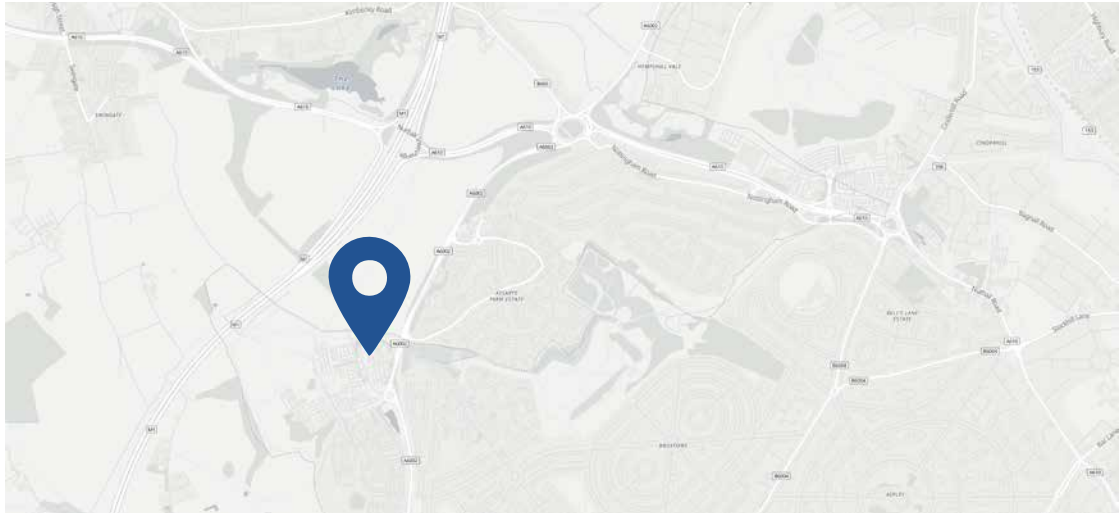
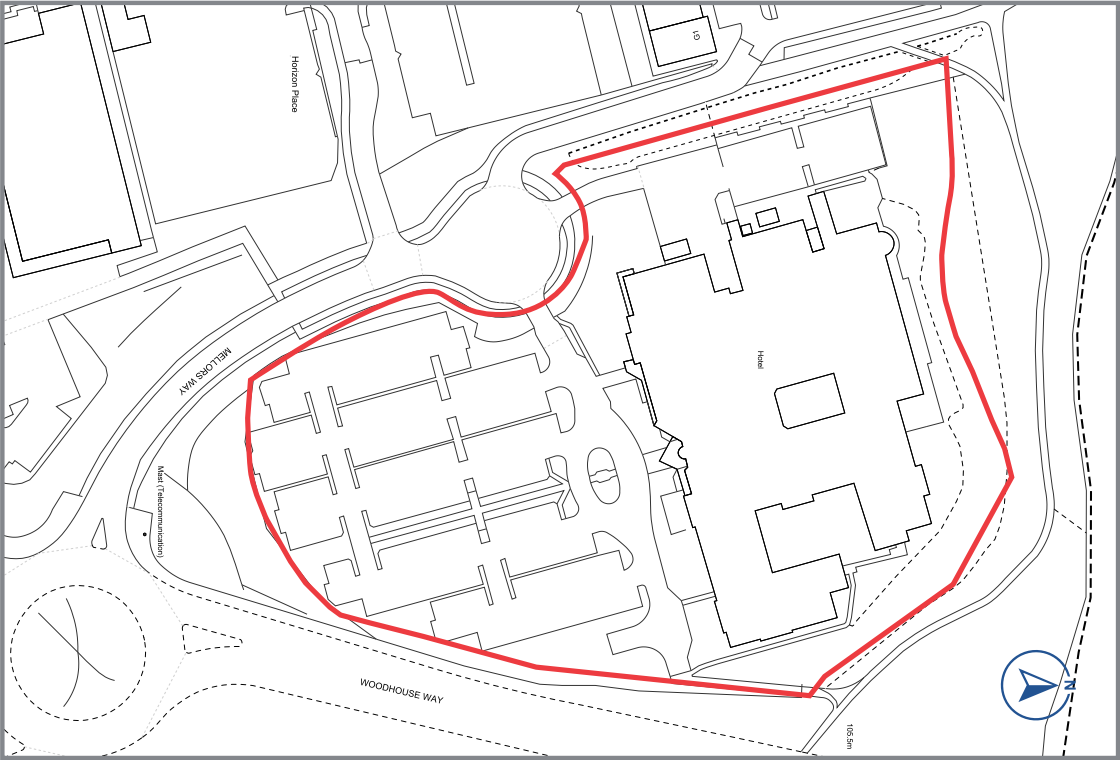
INVESTMENT SUMMARY

An exceptional opportunity to acquire a secure, index linked ground lease to a four-star hotel in Nottingham with over 991 years unexpired.

Profile:	The Nottingham Belfry Delta is a four-star hotel situated in the outskirts of Nottingham. The 120-room hotel offers conferencing, spa and pool facilities.	
Tenure:	Freehold	
Lease:	999 years from 30th June 2017, without break. Over 991 years unexpired.	
Tenant Option to Purchase:	N/A	
Current Rent:	£277,387 per annum (£2,312 per key)	
Accrued Reversion (July 2025):	£311,425 per annum (£2,595 per key)	
Next Rent Review:	30th June 2027 and five yearly, upwards only thereafter.	
Rent Review Basis:	Retail Price Index - collared at 1% and capped at 4%, compounded annually.	
Projected Rental Reversion June 2027:	£328,857 per annum (£2,740 per key)*	
Tenant:	Nottingham Belfry Property Limited (Company number OE007563)	
Price:	Offers over £XX,XXX,XXX, exclusive of VAT. After deduction of assumed purchaser's costs of 6.80%, a purchase at this level would reflect the following:	
	Net Initial Yield:	X.XX%
	Equivalent Yield	X.XX%
	Accrued Reversion to June 2025:	
	Reversionary Yield - June 2027:	X.XX%*
	Capital Value per Key:	£XXX,XXX

*Assuming 3% pa RPI until June 2027.

TENURE



RENT

Current Rent:	£277,387 per annum (£2,312 per key)
Accrued Reversion to July 2025:	£311,425 per annum (£2,595 per key)
Projected Rental Reversion - June 2027:	£328,857 per annum (£2,740 per key)*

*Assuming 3% pa RPI until June 2027.

TENANCY

The property is held subject to a 999 year ground lease from the 30th June 2017 until 29th June 3016.

The ground lease is subject to five yearly, upward only rent reviews. The next rent review is due on the 30th June 2027.

Rent reviews are calculated by reference to the Retail Prices Index. They are collared at 1% and capped at 4% and are compounded annually.

TENANT

The tenant is Nottingham Belfry Property Limited (Company number OE007563), an SPV of Aprirose.

Aprirose operate 19 hotels across the UK, 18 of which are under the Q Hotels brand. These assets typically provide conferencing and leisure facilities. Aprirose specialise in real estate investment with over £1 billion undermanagement across hotels, office, logistics, housing and pubs.

Aprirose partners with Cindat Capital Management, a Beijing-based international private equity firm, in a joint venture that owns the QHotels Portfolio in the UK.

The hotel website is: www.thenottinghambelfry.co.uk

PRICE

Offers over **£xx,xxx,xxx**, exclusive of VAT.

After deduction of assumed purchaser's costs of 6.80%, a purchase at this level would reflect the following:

Net Initial Yield:	x.xx%
Equivalent Yield - Accrued Reversion to June 2025:	x.xx%
Reversionary Yield - June 2027:	x.xx%*
Capital Value per Key:	£xxx,xxx

*Assuming 3% pa RPI until June 2027.

CONTACT

Further information can be obtained from the sole selling agents:

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