

SALCOMBE HARBOUR HOTEL & SPA

Cliff Road | Salcombe | TQ8 8JH



Index Linked Ground Lease for Sale
Four-star boutique hotel, bar, restaurant and spa



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COMMERCIAL PROPERTY INVESTMENT

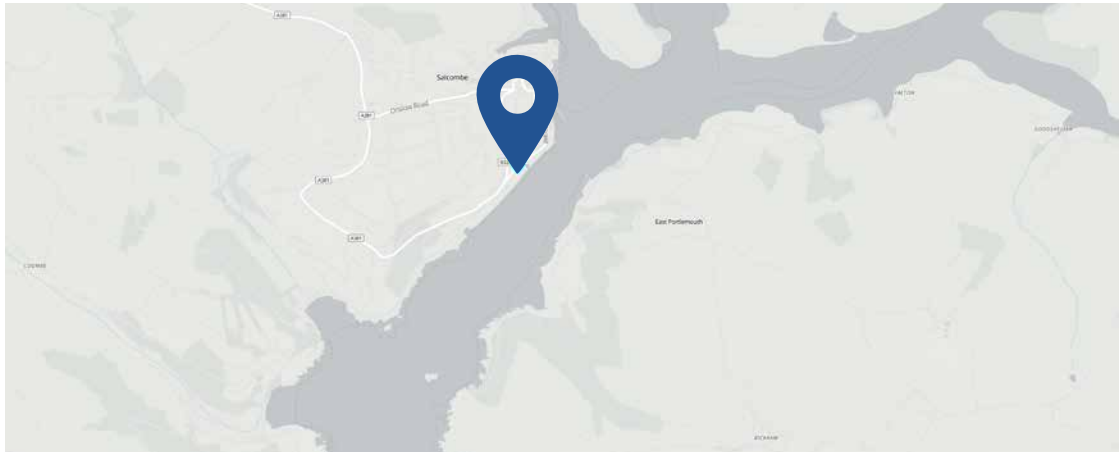
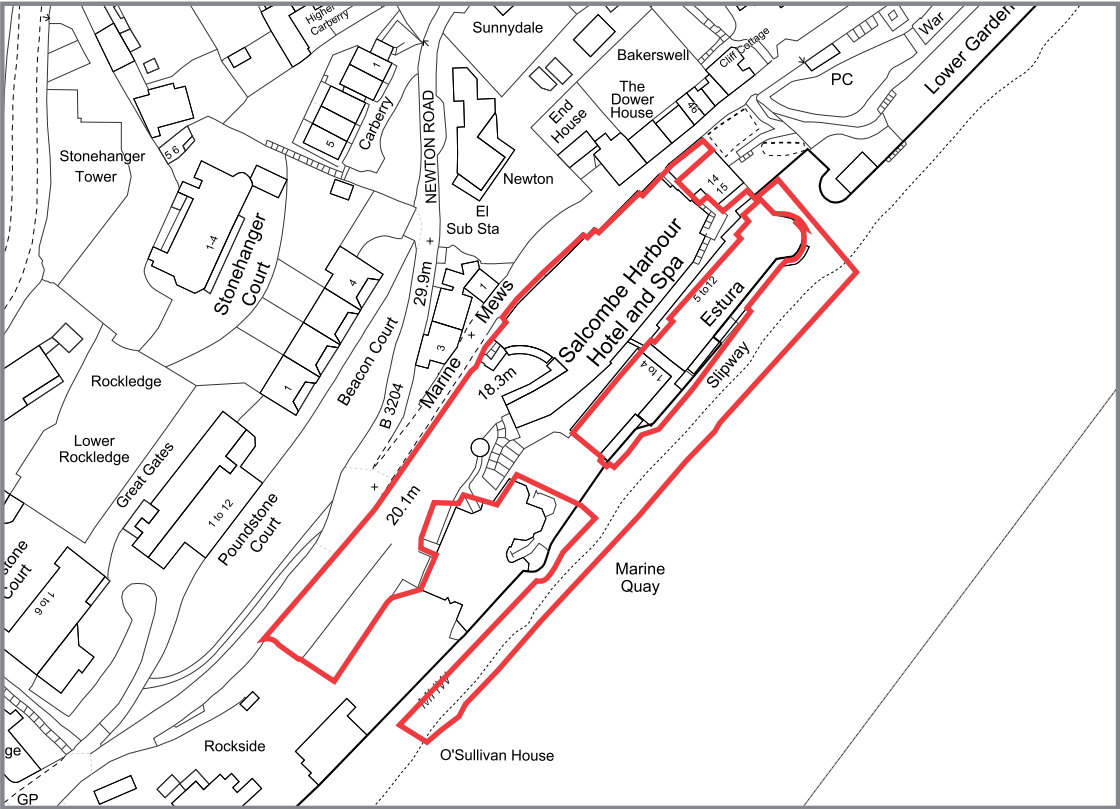


INVESTMENT SUMMARY

Secure, index linked ground lease to a four-star hotel in Salcombe town centre with over 985 years unexpired.

Profile:	The Salcombe Harbour Hotel is a four-star hotel overlooking Salcombe Harbour. It provides 50 rooms, together with bar, restaurant and spa.	
Tenure:	Freehold	
Lease:	999 years from 31st July 2012, without break. Over 985 years unexpired.	
Tenant Option to Purchase:	N/A	
Current Rent:	£183,082 pa (£3,662 per key)	
Accrued Reversion (July 2025):	£207,456 pa (£4,149 per key)	
Next Rent Review:	31st July 2027 and five yearly, upwards only thereafter.	
Rent Review Basis:	Retail Price Index - collared at 0% pa and capped at 5% pa, compounded annually.	
Projected Rental Reversion July 2027:	£219,618 pa (£4,392 per key)*	
Tenant:	Salcombe Harbour Hotel Limited (Company number 07087213)	
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 July 2025:	
	Reversionary Yield - July 2027:	X.XX%*
	Capital Value per Key:	£XXX,XXX

*Assuming 3% pa RPI until July 2027.



RENT

Current Rent:	£183,082 pa (£3,662 per key)
Accrued Reversion to July 2025:	£207,456 pa (£4,149 per key)
Projected Rental Reversion - July 2027:	£219,618 pa (£4,392 per key)*

*Assuming 3% pa RPI until July 2027.

TENANCY

The property is held subject to a 999 year ground lease from 31st July 2012 until 30th July 3011.

The ground lease is subject to five yearly, upward only rent reviews. The next rent review is due on the 31st July 2027.

Rent reviews are calculated by reference to the Retail Prices Index. They are collared at 0% pa and capped at 5% pa and are compounded annually.

TENANT

The tenant is Salcombe Harbour Hotel Limited (Company number 07087213), a wholly owned SPV of Harbour Hotels Group Limited (Company number 09462800), which is a subsidiary of Global Reach Hotels Limited (Company number 12254128).

Harbour Hotels operate 14 four-star hotels in prime regional leisure locations in the United Kingdom, 13 in Southern England and one in the Lake District, in addition to managing the Celtic Royal in North Wales.

The hotel website is: www.harbourhotels.co.uk/our-hotels/devon/harbour-hotel-salcombe

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 July 2025:	X.XX%
Reversionary Yield - July 2027:	X.XX%*
Capital Value per Key:	£XXX,XXX

*Assuming 3% pa RPI until July 2027.

CONTACT

Further information can be obtained from the sole selling agents:

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. Subject to Contract. Exclusive of VAT. **September 2025.**

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