

HOLLAND HOUSE (FORMERLY MERCURE HOTEL)

Redcliff Hill | Bristol | BS1 6SQ



Index Linked Ground Lease for Sale
Modern, four-star hotel



hendersonherd
COMMERCIAL PROPERTY INVESTMENT

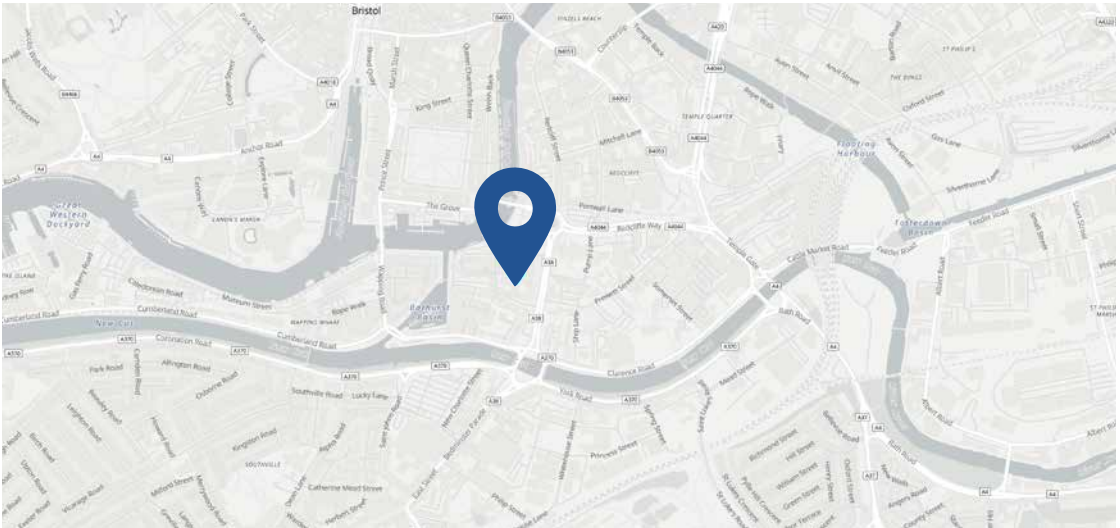
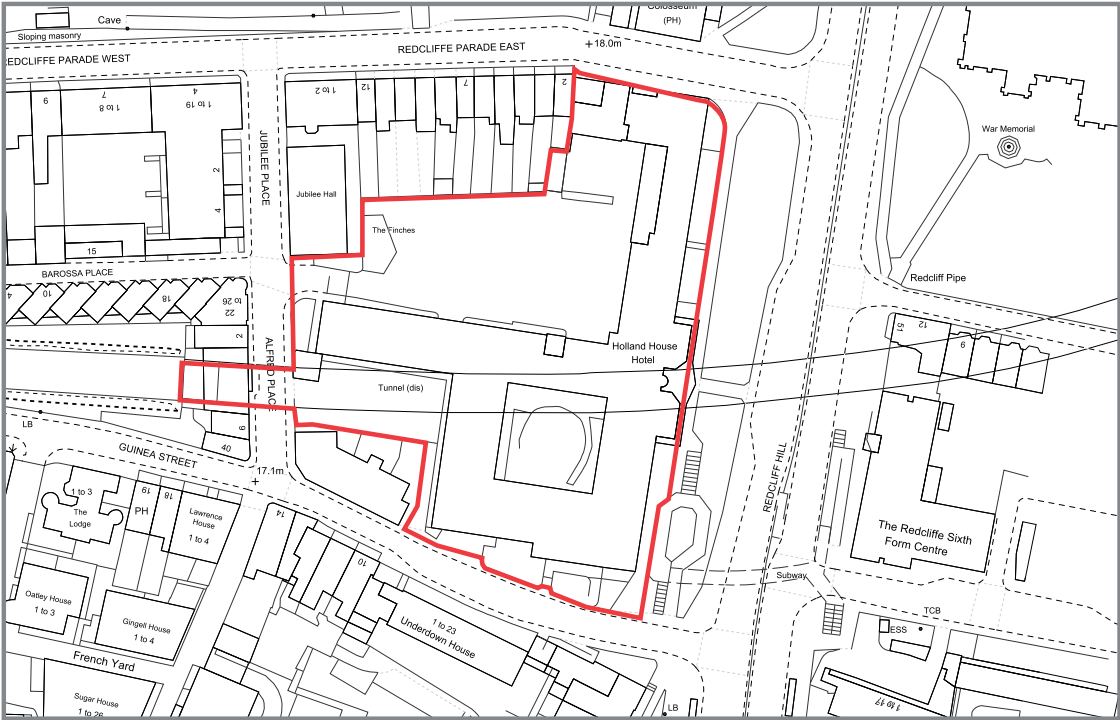
INVESTMENT SUMMARY

Secure, index linked ground lease to a modern four-star hotel in Bristol city centre with over 990 years unexpired.

Profile:	A four-star hotel in a prime city centre location between the Floating Harbour and River Avon. It extends to 275 bedrooms with ancillary bar, restaurant and leisure facilities. The hotel is currently operated as a Migrant Facility on behalf of the Home Office.	
Tenure:	Freehold	
Lease:	999 years from 19th May 2017, without break. Over 990 years unexpired.	
Tenant Option to Purchase:	N/A	
Current Rent:	£578,610 pa (£2,104 per key)	
Accrued Reversion (July 2025):	£652,733 pa (£2,374 per key)	
Next Rent Review:	19/05/2027 and five yearly, upwards only thereafter.	
Rent Review Basis:	Retail Price Index - collared at 1% pa and capped at 4% pa, compounded annually.	
Projected Rental Reversion - May 2027:	£687,598 pa (£2,500 per key)*	
Tenant:	Bristol Mercure Property 2 Limited (OE007996)	
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 (July 2025):	X.XX%
	Equivalent Yield Accrued Reversion to June 2025:	X.XX%
	Reversionary Yield - May 2027:	X.XX%*
	Capital Value per Key:	£XXX,XXX

*Assuming 3% pa RPI until May 2027.

TENURE



RENT

Current Rent:	£578,610 pa (£2,104 per key)
Accrued Reversion to July 2025:	£652,733 pa (£2,374 per key)
Projected Rental Reversion - May 2027:	£687,598 pa (£2,500 per key)*

*Assuming 3% pa RPI until May 2027.

TENANCY

- The property is held subject to a 999 year ground lease from the 19th May 2017 until 18th May 3016.
- The ground lease is subject to five yearly, upward only rent reviews. The next rent review is due on the 19th May 2027.
- Rent reviews are calculated by reference to the Retail Prices Index. They are collared at 1% pa and capped at 4% pa and are compounded annually.

TENANT

- The tenant is Bristol Mercure Property 2 Limited (Company number OE007996).
- The company is managed and controlled by Aprirose who operate 19 hotel assets across the UK.
- The hotel website is: mercurehollandhouse.besthotelsbristol.com

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 - May 2027:	x.xx%*
Capital Value per Key:	£xxx,xxx

*Assuming 3% pa RPI until May 2027.

CONTACT

Further information can be obtained from the sole selling agents:

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