

# BRIDGEWOOD MANOR HOTEL & SPA

Waterslade Woods | Chatham | Kent | ME5 9AX



Index Linked Ground Lease for Sale  
Four-Star Hotel

**hendersonherd**  
COMMERCIAL PROPERTY INVESTMENT





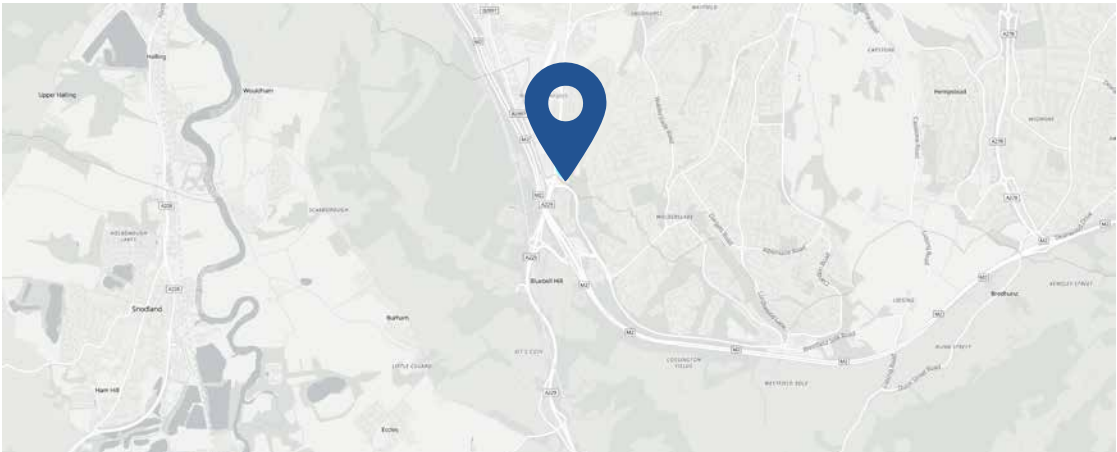
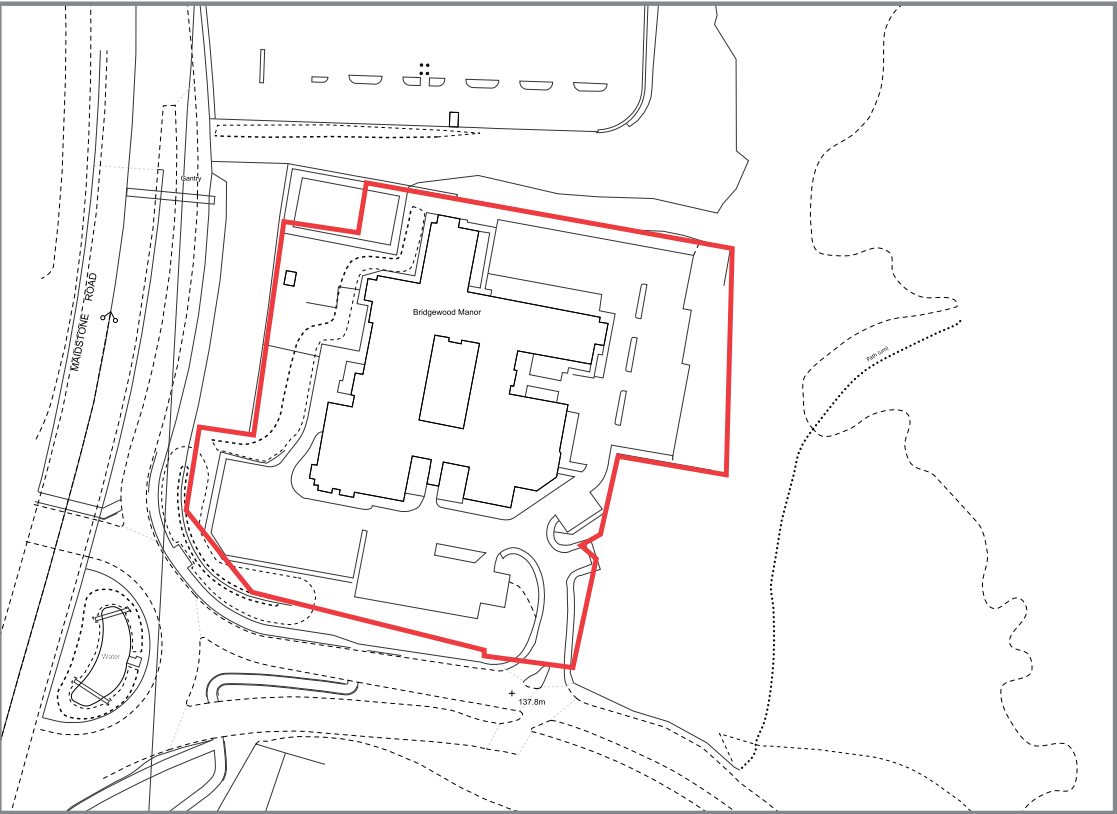
# INVESTMENT SUMMARY

Secure, index linked ground lease to a four-star hotel with over 990 years unexpired.

Profile:	The Bridgewood Hotel and Spa is a four star hotel situated in 3.7 acres on the outskirts of Rochester in Kent, adjacent to Jct 3 of the M2. It provides 100 bedrooms together with a Leisure Club, Swimming Pool and Spa.	
Tenure:	Freehold	
Lease:	999 years from 5th July 2018, without break. Over 990 years unexpired.	
Tenant Option to Purchase:	N/A	
Current Rent:	£154,781 pa (£1,548 per key)	
Accrued Reversion (July 2025):	£167,034 pa (£1,670 per key)	
Next Rent Review:	05/07/2028 and five yearly, upwards only thereafter.	
Rent Review Basis:	Retail Price Index - collared at 1% pa and capped at 5% pa, compounded annually.	
Projected Rental Reversion July 2028:	£182,143 pa (£1,821 per key)*	
Tenant:	Sandgate Bridgewood Manor Limited (Company number 11180886)	
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	X.XX%
	Accrued Reversion to June 2025:	
	Reversionary Yield - July 2028:	X.XX%*
	Capital Value per Key:	£XXX,XXX

\*Assuming 3% pa RPI until July 2028.

## TENURE



## RENT

Current Rent:	£154,781 pa (£1,548 per key)
Accrued Reversion to July 2025:	£167,034 pa (£1,670 per key)
Projected Rental Reversion - July 2028:	£182,143 pa (£1,821 per key)*

\*Assuming 3% pa RPI until July 2028.

## TENANCY

The property is held subject to a 999 year ground lease from the 5th July 2018 until 4th July 3017.

The ground lease is subject to five yearly, upward only rent reviews. The next rent review is due on the 5th July 2028.

Rent reviews are calculated by reference to the Retail Prices Index. They are collared at 1% pa and capped at 5% pa and are compounded annually.

## TENANT

The tenant is Sandgate Bridgewood Manor Limited (Company number 11180886) which is wholly owned by Sandgate Bridgewood Limited.

The hotel website is: [www.bridgewoodmanorhotel.com](http://www.bridgewoodmanorhotel.com)

Sandgate Bridgewood Manor Ltd has a Creditsafe Rating of 36/100, classified as Moderate Risk.

## 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:	<b>x.xx%</b>
Equivalent Yield - Accrued Reversion to July 2025:	<b>x.xx%</b>
Reversionary Yield - July 2028:	<b>x.xx%*</b>
Capital Value per Key:	<b>£xxx,xxx</b>

\*Assuming 3% pa RPI until July 2028.



# CONTACT

Further information can be obtained from the sole selling agents:

David Henderson

dd: 0131 226 4015

e: [david.henderson@hendersonherd.co.uk](mailto:david.henderson@hendersonherd.co.uk)

m: 07789 778 838

Steven Herd

dd: 0131 226 4014

e: [steven.herd@hendersonherd.co.uk](mailto:steven.herd@hendersonherd.co.uk)

m: 07515 376 733

**hendersonherd**  
COMMERCIAL PROPERTY INVESTMENT

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.**  
**Produced by Designworks.**

