

The Deckers Portfolio
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Portfolio Summary

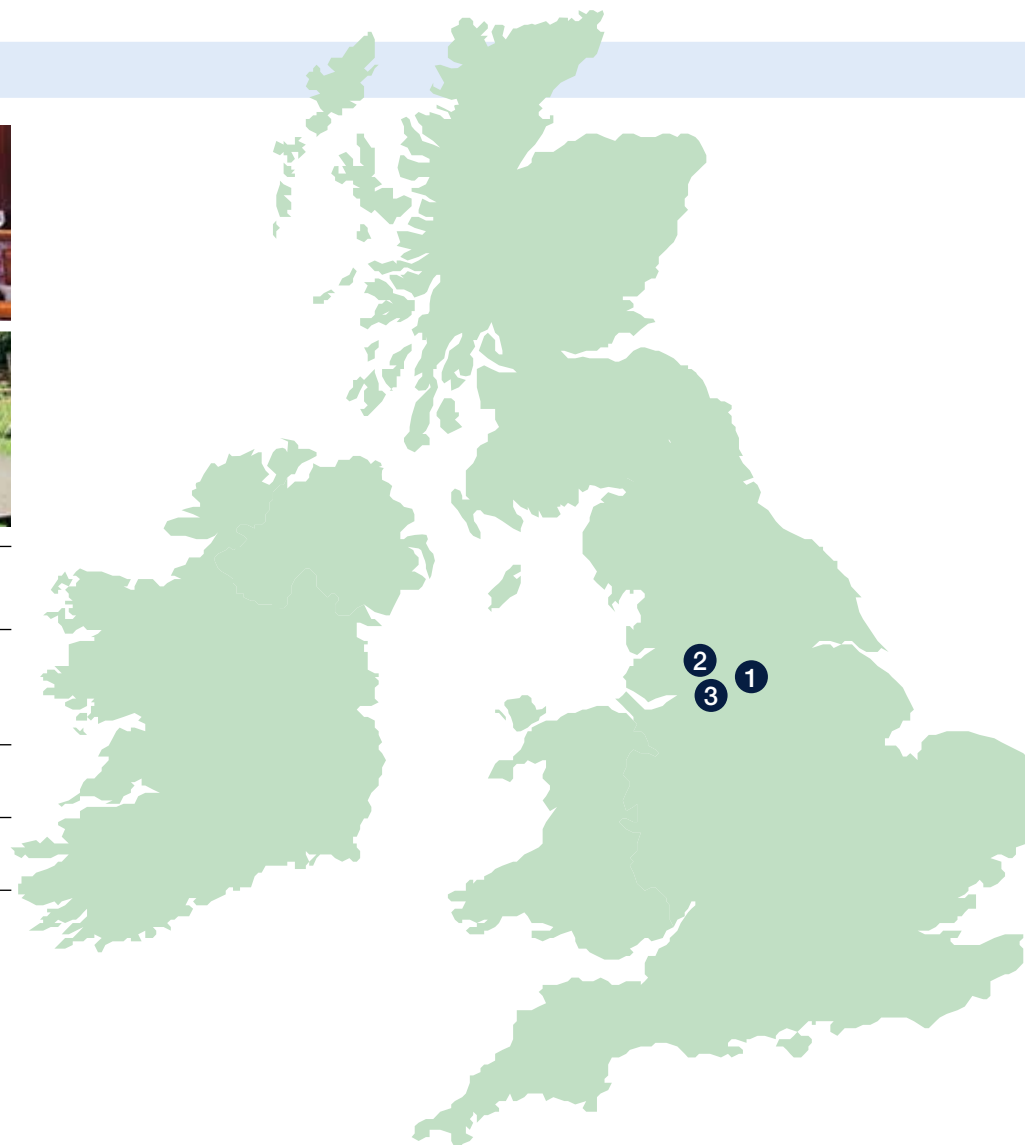
Savills is delighted to bring to market this very attractive portfolio comprising two popular Regional Hotels and a well established restaurant.

The portfolio is held freehold and varies in size and nature from 31 bedrooms at Pennine Manor, Huddersfield to 53 bedrooms at the Royal Toby, Rochdale and a 360 cover restaurant set in 2.61 acres at the Crimble, Rochdale.

A breakdown of these facilities is shown below:



	Property	Tenure	No. Bedrooms	Food & Beverage	No. of Functions rooms	Total Revenue YE 2016
1	Best Western Pennine Manor, Huddersfield	FH	31	Y	4	£851,182
2	Royal Toby, Rochdale	FH	53	Y	3	£2,998,557
3	Crimble Hall, Rochdale	FH	N/A	Y	3	£1,556,820





Crimble Hall,
Rochdale



Best Western
Pennine Manor Hotel,
Huddersfield



Royal Toby,
Rochdale

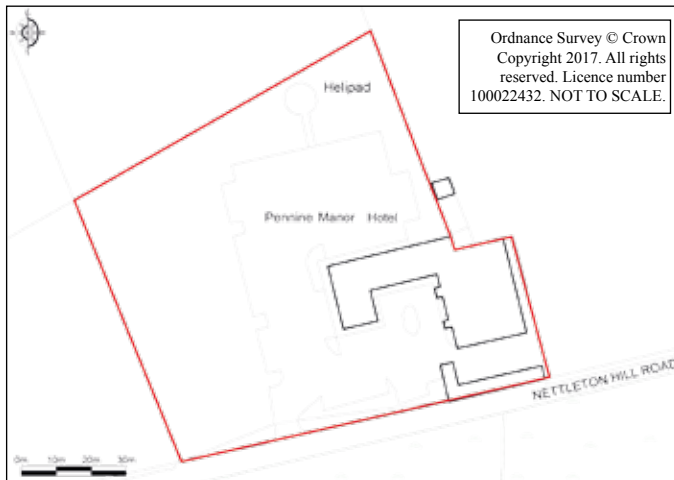
Best Western Pennine Manor Hotel

Nettleton Hill Road, Scapegoat Hill, Huddersfield, West Yorkshire, HD7 4NH



Executive Summary

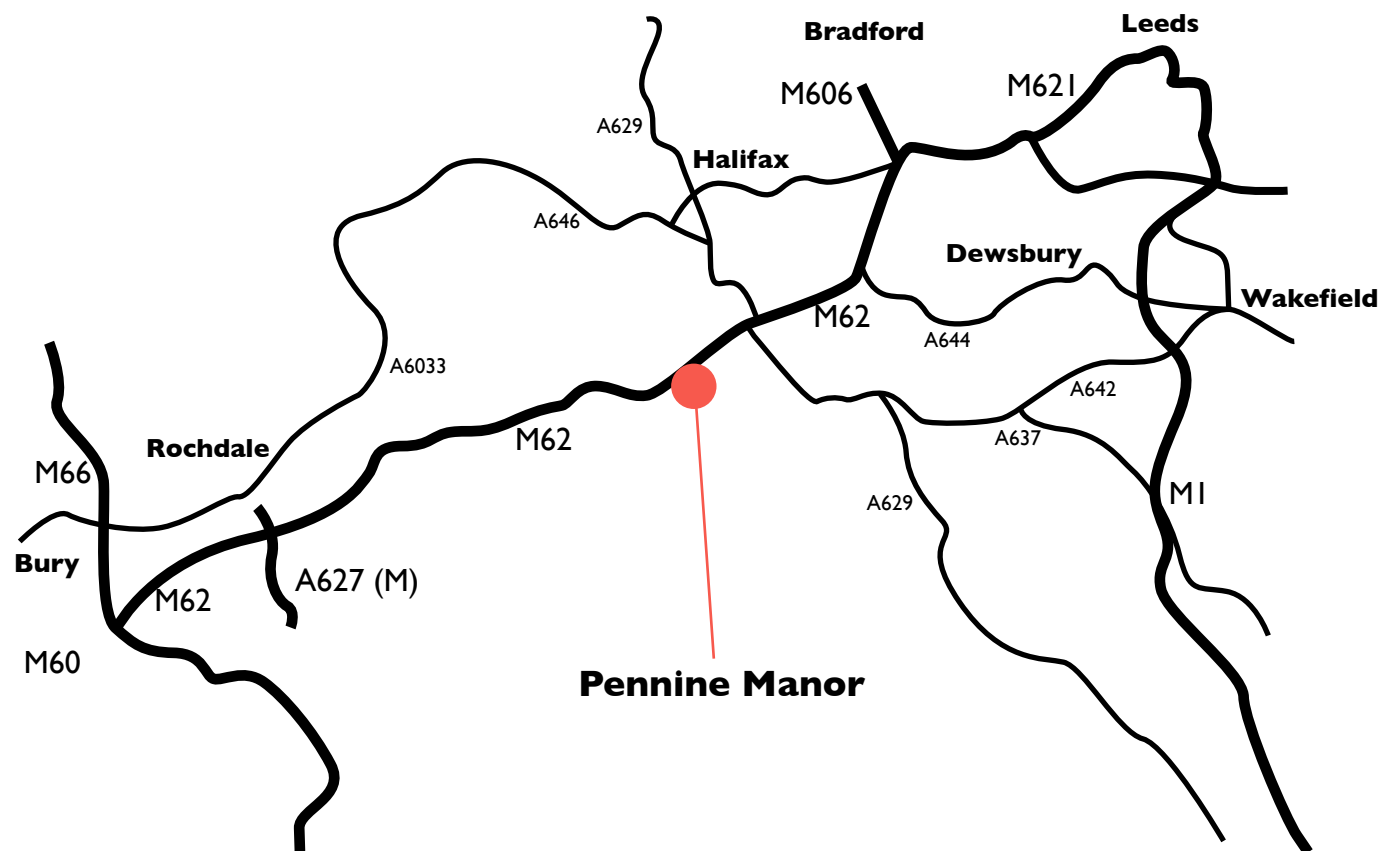
- Established hotel overlooking picturesque countryside
- 31 recently refurbished bedrooms
- Hilltop Bar & Restaurant
- Large on-site car park for up to 90 vehicles
- 4 function rooms providing up to 150 covers.
- Excellent road access within 2 miles of Junction 23 of the M62 Motorway.



Best Western Pennine Manor Hotel and its surrounds

Pennine Manor is found in the Pennine Hills on the outskirts of the picturesque village of Scapegoat Hill and overlooks the spectacular West Yorkshire countryside. The Hotel is nevertheless in close proximity to Huddersfield town centre approximately 5 miles due east. Huddersfield is notable for its Victorian architecture and in particular Huddersfield Station off St George's Square. Huddersfield also has a strong retail offering in the Packhorse and Kingsgate Shopping Centres.

The Hotel benefits from excellent links to the motorway network via Junction 23 of the M62 which provides subsequent access to Bradford and Leeds, approximately 16 and 21 miles to the north east, and Manchester approximately 27 miles to the south west.



Accommodation

There are 31 recently refurbished and elegant en-suite bedrooms each equipped with flat screen TVs and complimentary Wi-Fi.

Bedroom Type	Number
Executive Double	5
Standard Double/Twin	26

Food & Beverage

The Hilltop Restaurant and Bar provide guests a first class dining experience for 120 covers in a traditional setting which provides panoramic views of the surrounding Yorkshire countryside.

Weddings, Private Dining, Meetings & Events

Pennine Manor provides an ideal wedding venue benefitting from the spectacular views of the surrounding landscape. Wedding ceremonies can be held in both the Hilltop Restaurant or the Branson Suite and cover from 10 to 100 guests for Civil Ceremonies and provide up to 150 covers for the evening reception.

Conferencing is available in four suites which can accommodate a varying number of delegates according to layout:

Room	Theatre	Classroom	Cabaret	U-Shape	Boardroom
Branson Suite	110	56			40
The Hilltop	60	36	35	18	28
Pennines Suite	41	16	16	-	28
Bader Room	15	8	10	10	10





Trade

Full trading information is available to interested parties through the sole selling agents under a confidentiality agreement. A simple summary of actual trade is provided below:

Year End	YE 2014	YE 2015	YE 2016
Total Revenue	£658,282	£678,694	£851,182

Future Potential

Redevelopment Subject to planning permission.



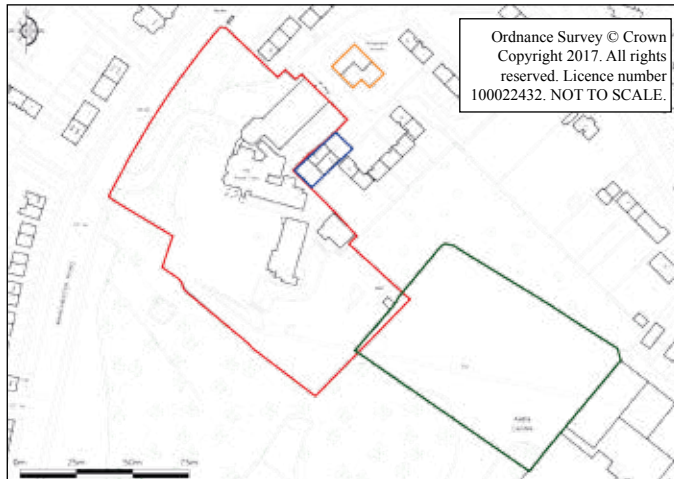
The Royal Toby Hotel

Manchester Road, Castleton, Rochdale, Lancashire, OL11 3HF



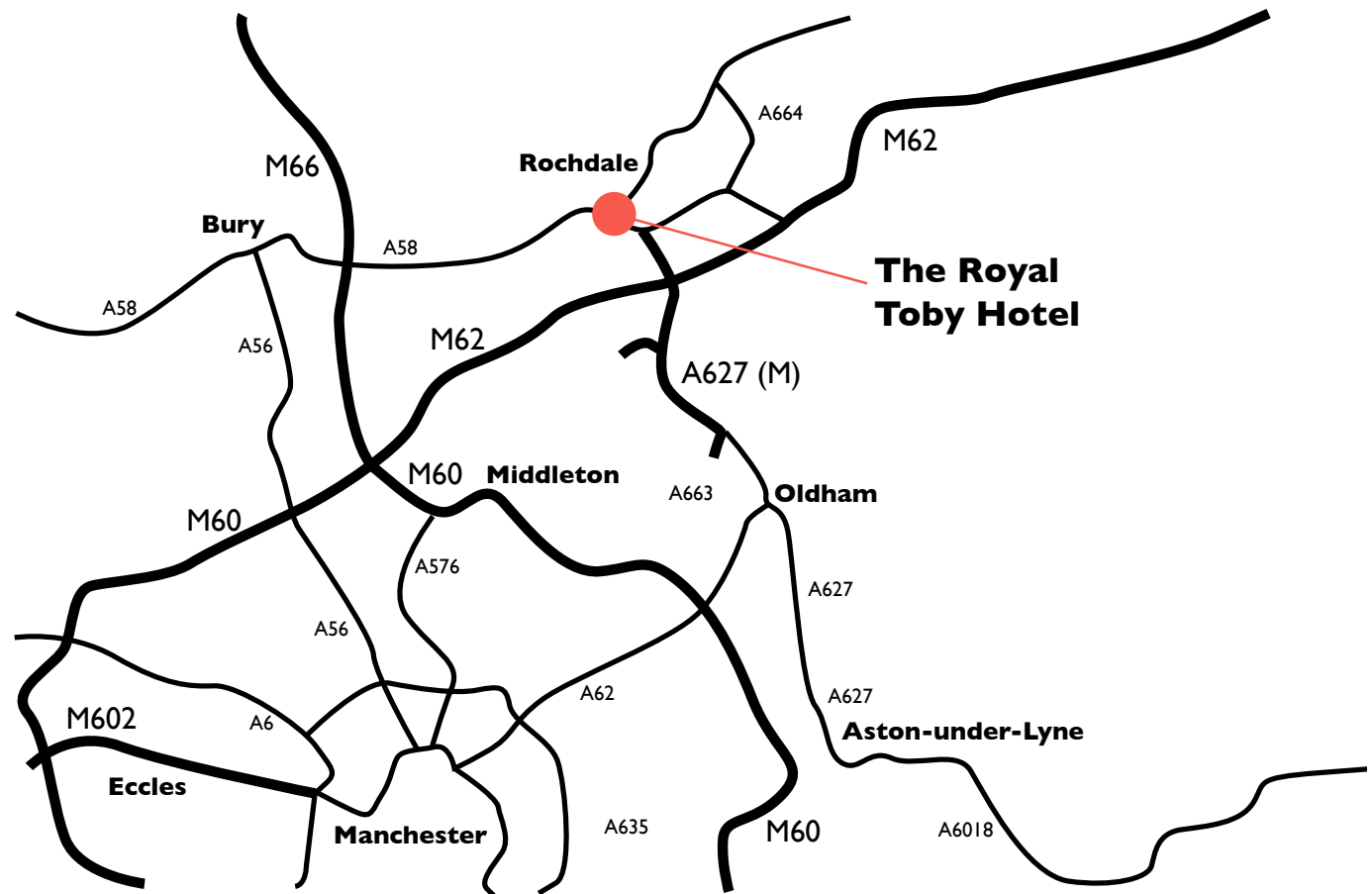
Executive Summary

- 53 letting bedrooms - with proposed plans for a further 21
- The Royal Toby & Cenetta Restaurants
- Ample on-site car parking
- The purpose built Rhyddings Suite providing up to 200 covers
- Expansion land (1.54 acres)
- Established trade
- Owner's accommodation



The Royal Toby Hotel and its surrounds

The Royal Toby is well located in Greater Manchester on the outskirts of Rochdale which is situated 1.4 miles north east along the A58 (Manchester Road), and nestled between villages of Marland and Castleton. Manchester City Centre is situated approximately 10 miles south of The Hotel and a drive time in the region of 30 minutes. Numerous golf courses including Castle Hawk, Marland, Rochdale and Manchester are found in the surrounding vicinity along with Sandbrook Leisure Park. Occupiers at Sandbrook include Odeon Cinemas, Strike Ten Bowling Alley and PureGym, the latter of which the Hotel is able to provide complimentary access to.



Accommodation

There are 53 spacious and well-fitted en-suite letting bedrooms each equipped with flat screen TVs and complimentary Wi-Fi.

Bedroom Type	Number
Suites	3
Executives	7
Double/twin	43

Food & Beverage

The Hotel provides a choice of two restaurants: The Royal Toby and Genetta.

The Royal Toby Restaurant serves a British menu for up to 150 covers in what was originally designed as a ballroom and offers guests a dining experience of grandeur under the lavish ceiling and chandelier.

Genetta provides a classic Italian for up to 85 covers in a unique setting which closely resembles a traditional wine cellar. Guests are also treated to gothic style architecture in the bar area.

Weddings, Private Dining, Meetings & Events

Weddings are held in The Rhyddings Suite, a purpose built and self-contained function room with its own catering facilities and bar. The Rhyddings Suite caters for up to 50 guests for the ceremony and 100 for the evening reception.

The Rhyddings Suite can accommodate up to 140 covers for a meal and 200 for a buffet.

The Hotel provides three suites for conferencing which can accommodate a varying number of delegates according to layout:

Room	Theatre	Classroom	Cabaret	U-Shape	Boardroom
The Rhyddings Suite	100	100	100	50	50
The Study	50	-	-	15	20
The Meeting Room	6	-	-	-	6

The Ryddings



The Ryddings





Trade

Full trading information is available to interested parties through the sole selling agents under a confidentiality agreement. A simple summary of actual trade is provided below:

Year End	YE 2014	YE 2015	YE 2016
Total Revenue	£2,687,290	£2,944,537	£2,998,557

Future Potential

Proposed plans for an additional 21 bedrooms

Car park to be redeveloped

Potential to tie in with brand

Redevelopment of the expansion land subject to planning permission

Cenetta



Cenetta



Cenetta



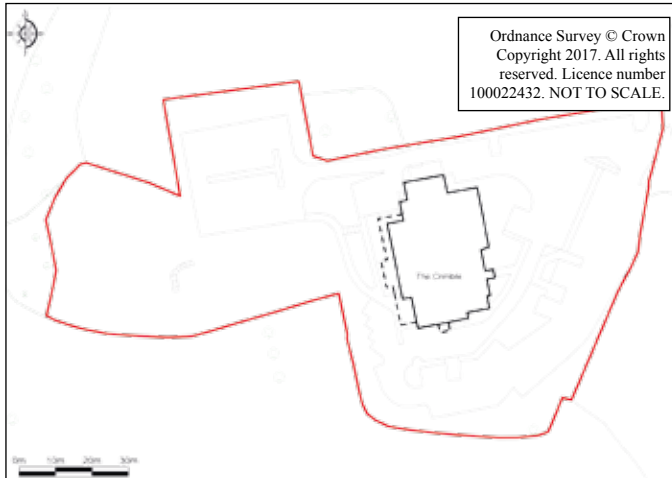
Crimble Hall

Crimble Lane, Bamford, Rochdale, OL11 4AD



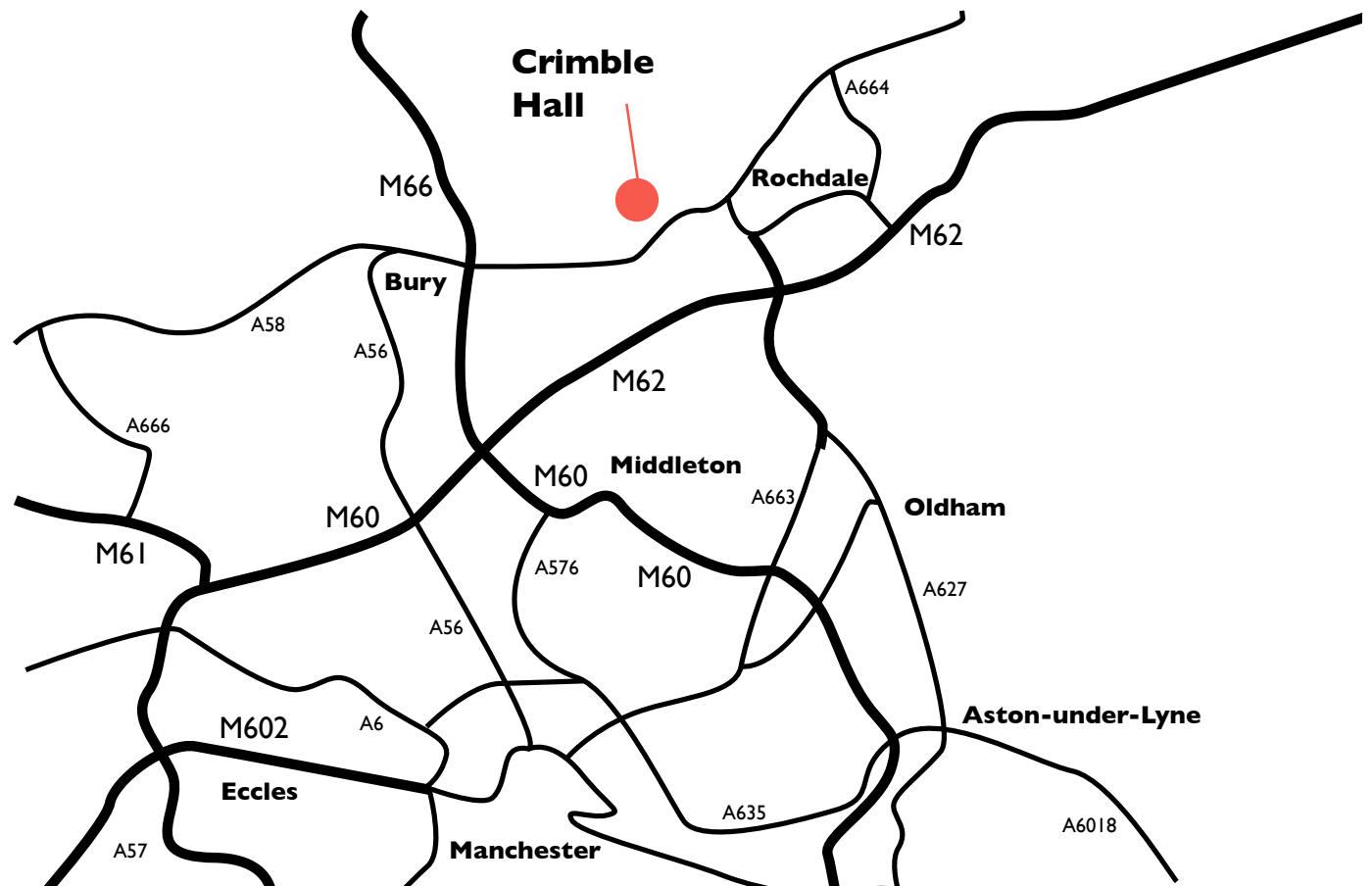
Executive Summary

- 360 covers in 3 separate areas
- Large site suitable for redevelopment (2.61 acres) subject to planning permission
- Owner's accommodation



Crimble Hall and its surrounds

Crimble Hall is found in a countryside setting in Greater Manchester, approximately mid-way between the towns of Rochdale and Heywood, 2 miles to the east and west respectively, and immediately off Bury and Rochdale Old Rd which provides a direct connection between Rochdale and the market town of Bury. Similar to The Royal Toby which is located under 3 miles away, Crimble Hall enjoys the benefit of being situated in close proximity to a number of 18 hole golf courses and in a short drive time to Manchester city centre due south.



Food & Beverage

The Conservatory Restaurant & Grill is the main restaurant where up to 190 guests can enjoy classic Grill dishes and a modern bistro cuisine in a family orientated setting.

The Peacock Room is notable for its Art Deco style interior and provides a 2 AA Rosette winning restaurant for up to 80 covers.

Light snacks and array of beverages are served in the decadent Fenton's Lounge.

Guests can enjoy al fresco drinking and dining in the beautifully presented and enclosed Secret Garden.

Weddings, Private Dining, Meetings & Events

Weddings are held in The Peacock Room which notable for it's Art Deco style interior.

Fenton's Lounge is available with no room hire charge.

Trade

Full trading information is available to interested parties through the sole selling agents under a confidentiality agreement. A simple summary of actual trade is provided below:

Year End	YE 2014	YE 2015	YE 2016
Total Revenue	£1,526,783	£1,513,382	£1,556,820

Future Potential

Redevelopment subject to planning permission.

The Peacock Room



The Peacock Room



The Peacock Room



The Peacock Room



General Information

Tenure and Basis of Sale

The portfolio is held freehold.

We are inviting offers for the properties either as a package or individually.

Inventory & Stock

Fixtures, fittings and equipment are included in the sale with general stock at valuation on completion.

Services

Each of the properties have mains gas, electric and water. Crimble has a pump into the main sewer.

Licenses

The properties all have Premises and Civil Wedding Licenses.

TUPE

The purchaser will be required to comply with the relevant legislation in respect of current employees.

Rateable Value

We have been informed that the properties have rateable values as follows:

Best Western Pennine Manor	£62,500
The Royal Toby	£165,000 + £3,650
Crimble Hall	£140,000

The properties have been assigned in the following rateable values in the 2017 draft list:

Best Western Pennine Manor £46,000

The Royal Toby £156,000 + £3,700

Crimble Hall £107,850

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

EPC

Available on request.

Viewings

Strictly by appointment with sole selling agents Savills.

Contacts

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Important Notice

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Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

17/02/06 TC

