

On behalf of the Fixed Charge Receivers

Freehold Hotel Portfolio FOR SALE



Stracey Hotel Norwich



Wensum Guest House Norwich



Brandon House Hotel



88 High Sreet Brandon

*Four properties providing a total of 61 bedrooms
and potential for alternative uses (s.t.p.)*

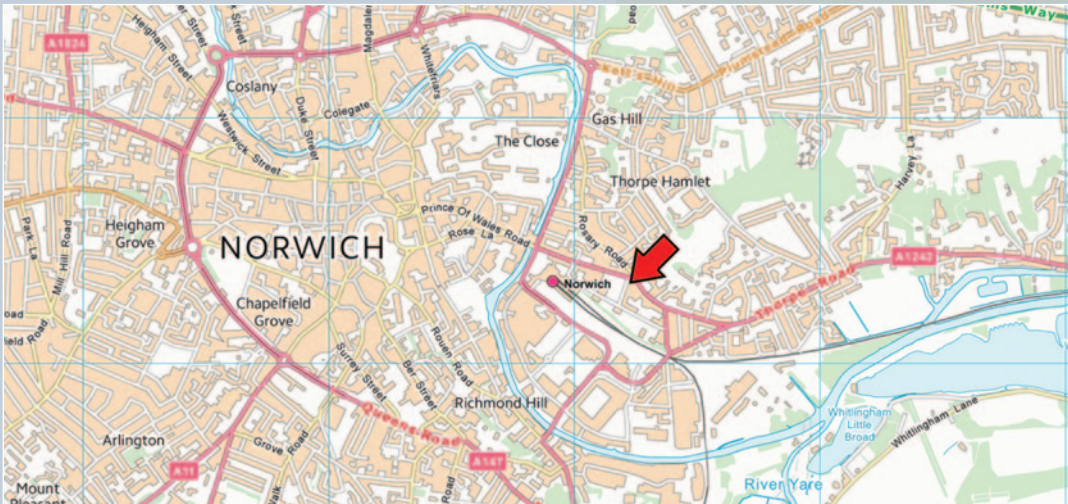
Stracey Hotel

2 Stracey Road, Norwich NR1 1EZ

ROCHE

Retail

20-bed city centre hotel, close to Railway Station



Location

The property occupies a prominent corner position at the junction of Stracey Road and Thorpe Road on the east side of Norwich city centre. The area is a mixed district with a number of offices, dwellings and other hotels and guest houses and is anchored by its proximity to Norwich Railway Station (5-minute walk) and Norwich City Football Club (10 minute walk). There is a strong retail and leisure offering close-by at the Riverside Retail Park and Leisure Quarter.

Description

The property comprises a substantial three-storey Victorian hotel building which was comprehensively refurbished in 2009 to provide 20 en suite bedrooms, dining/lounge area with bar, trade kitchen, reception and WCs. Externally there is a front dining terrace and small rear service yard.

Tenure

Freehold



Accommodation

The ground floor comprises an entrance hall, reception area, dining/lounge/bar area, kitchen and WC's. The bedrooms are arranged over ground, first and second floors and comprise 5 single rooms, 1 twin, 12 doubles and 2 family rooms - all en suite.

The total net internal area is approximately 4,771 sq ft (443.4 sq m) and the building occupies a site of 0.08 acres (0.03 ha).

VAT

The sale price is subject to VAT where applicable.

Business Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is £12,000. This is not the annual rates payable.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of B(50)
A full copy of the Energy Performance Certificate is available upon request.



Wensum Guest House

225 Dereham Road, Norwich NR2 3TF

ROCHE

Retail

18-bed edge of city guest house on main arterial route

Location

The property is conveniently located towards the outer edge of Norwich city centre on Dereham Road, which is one of the city's principal arterial routes. The area is mainly residential but with supporting neighbourhood retail and leisure facilities. There are regular bus services from Dereham Road into Norwich city centre.

Description

The property comprises an attractive Georgian townhouse conversion with contemporary finishes arranged over two-storeys and providing 18 bedrooms, dining/lounge area, trade kitchen, reception and WCs. Externally there is forecourt parking.

Tenure

Freehold

Accommodation

The ground floor comprises an entrance hall, reception area, dining/lounge area, kitchen, WC's and 6 single rooms (1 en suite), 4 twins (all en suite), 4 doubles (3 en suite), 1 family room and 3 triple rooms and a managers flat (which offers conversion potential).

The total net internal area is approximately 4,998 sq ft (465.5 sq m) and the building occupies a site of 0.28 acres (0.11 ha).

VAT

The sale price is subject to VAT where applicable

Business Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is £16,250. This is not the annual rates payable.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C(60). A full copy of the Energy Performance Certificate is available upon request.



Agents Note Part of the hotel is held under a separate freehold title known as 225a Dereham Road (NK153703), which is understood to comprise 9 of the 18 bedrooms listed above, a shared bathroom and the managers flat. The Lender which appointed the Fixed Charge Receivers holds a second charge over this title and are seeking to work with the first chargeholder regarding a disposal of both titles. Interest is therefore invited for both titles (NK35819 & NK153703).

Brandon House Hotel

High Street, Brandon IP27 0AX

Historic Georgian Hotel with restaurant, bar and function room and a total of 17 bedrooms

ROCHE

Retail



Location

The property is conveniently located on the High Street (A1065) in Brandon town centre. Brandon is a popular market town located on the Norfolk/Suffolk border, in the heart of Thetford Forest and close to a number of tourist spots such as High Lodge, Brandon Country Park, Grimes Graves, Weeting Castle and Oxburgh Hall.

Description

The property comprises a large 18th century former residence converted during the mid 20th century and updated since to provide contemporary hotel accommodation providing a total of 17 bedrooms and function space. Externally there is forecourt parking and rear private gardens.

Tenure

Freehold

Accommodation

The ground floor comprises an entrance hall and reception area, bar and lounge area, breakfast room, restaurant, function room, trade kitchen and stores, WC's and one double bedroom. At first floor level there are 10 bedrooms and on the second floor are a further 6 bedrooms. 3 of the rooms are family rooms, 1 is a twin room and the other 12 are doubles - all are en suite.

The total net internal area is approximately 11,128 sq ft (1,034 sq m) and the site area is 1.09 acres (0.44 ha).

VAT

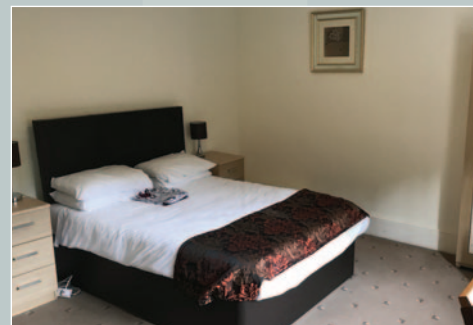
The sale price is subject to VAT where applicable.

Business Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is £27,000. This is not the annual rates payable.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D(88)
A full copy of the Energy Performance Certificate is available upon request.



88 High Street

Brandon IP27 0AX

ROCHE

Retail

Former cottages converted to provide 6 bedrooms/letting rooms

Location

The property is conveniently located on the High Street (A1065) in Brandon town centre. Brandon is a popular market town located on the Norfolk/Suffolk border, in the heart of Thetford Forest and close to a number of tourist spots such as High Lodge, Brandon Country Park, Grimes Graves, Weeting Castle and Oxburgh Hall.

Description

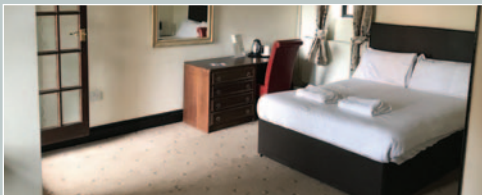
The property comprises a former cottage and outbuilding/coach house with interconnecting extension which have all been converted to provide 6 bedrooms/letting rooms. The rooms are currently offered in association with the neighbouring Brandon House Hotel but the buildings do offer scope (stp) to provide separate accommodation or redevelopment. Externally there is an enclosed courtyard, which could provide parking.

Tenure

Freehold

Accommodation

The front building provides a ground floor letting room with two bedrooms, kitchen area and shower-room and on the first floor there is a hotel room providing two bedrooms and a bathroom.



The link building comprises 2 en suite double bedrooms. The rear building comprises 2 letting rooms, one with one-bed, en-suite bathroom and kitchen, the other with two beds, kitchen and bathroom.

The total net internal area is approximately 3,572 sq ft (332 sq m) and the site area is 0.09 acres (0.04 ha).

VAT

The sale price is subject to VAT where applicable

Business Rates

We understand the property is assessed together with the neighbouring Brandon House Hotel, which has a Rateable Value of £27,000. This is not the annual rates payable.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D(88) – as assessed in conjunction with the neighbouring Brandon House Hotel. A full copy of the Energy Performance Certificate is available upon request





Stracey Hotel Norwich



Wensum Guest House Norwich



Brandon House Hotel



88 High Street Brandon

Trading Information

Information relating to turnover, occupancy levels and room rates are available on application only.

Terms

The freehold interests in all four properties are being offered for sale.

The properties are occupied by Camelot PM Limited (company no. 11350176) on 5 year leases from 01/05/2019, subject to annual break clauses. The annual rents payable are as follows:

Stracey Hotel £79,200

Wensum Guest House £67,200*

Brandon House Hotel (inc. 88 High Street) £79,200

** The lease includes 225a Dereham Road – please refer to the sales particulars for further comment on Wensum Guest House*

We are advised that the Lender which appointed the Fixed Charge Receivers did not consent to the tenancies and the Lender has reserved it's rights as such. Consequently, consideration will be given to sales with vacant possession and offers may be made on this basis, or subject to the tenancies. Further, consideration will be given to sales as individual lots or a portfolio sale comprising two or more lots.

Anti-Money Laundering

In accordance with Anti-Money Laundering legislation, the purchaser(s) will be required to provide proof of identity and address to the selling agents once an offer is submitted and prior to solicitors being instructed.

Viewings

Strictly by appointment through the sole selling agents:



Roche Retail

Graham Jones

01603 756338

07496 164609

graham.jones@rochesurveyors.co.uk

SUBJECT TO CONTRACT

IMPORTANT NOTICE Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract. b) 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. c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.