

**Travelodge,  
Seasiders Way  
Blackpool**

**REF: INV002L**

- \* **Investment Property**
- \* **South Shore, Blackpool**
- \* **Travelodge Hotels Limited Tenant**
- \* **124 Bedroom Hotel with Parking**
- \* **Substantial Detached Building**
- \* **Prime Location - Built in 2009**
- \* **Refurbished in 2023**
- \* **25 Year Lease from July 2025**
- \* **5 Year Upward Only Rent Reviews**
- \* **1.12 Acre Site**
- \* **Total Annual Income £747,489**
- \* **Potential to Increase Income**
- \* **Viewing Highly Recommended**



**DESCRIPTION:** Kenricks are pleased to offer this 124 bedroom hotel which is Leased to Travelodge Hotels Ltd on a full repairing insuring lease for a term of 25 years from 24<sup>th</sup> July 2025.

Travelodge is the second largest budget hotel brand in the UK, with over 600 hotels with revenue exceeding £1 billion pounds.

This substantial detached property which was purpose built and completed in 2009 is situated adjacent to Blackpool Football Club, fronting Seasiders Way being one of the major routes into the Town Centre from the South and the M55 Motorway.

The Carpark is subject to an agreement with Total Parking Solutions with revenue split 50/50 between Travelodge and the Landlord producing a net income of £97,484 in 2024.

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**Ground Floor**

Reception Desk.

Open Plan 88 cover café and bar.

**Upper Floors**

The property is arranged over 5 floors with 124 bedrooms.

**EXTERIOR:** Car park to the front providing guaranteed parking for 90 vehicles plus an additional 34 spaces on a first come first serve basis.

**AGENTS NOTES:** The site has full planning consent for the development of a potential Public House/Restaurant in the car park of the hotel. The original planning permission remains extant subject to the discharge of the relevant planning conditions. Such a development is envisioned to be built on stilts as to not reduce the number of spaces in the car park.

Details on the planning consent can be found at Blackpool Council Planning Portal (Planning No:05/0614 and 24/0661).

Plans available at request.

**BUSINESS:** The property is leased to Travelodge Hotels Ltd for a period of 25 years from July 2024 at an annual rent of £650,000 per annum. Additional income is produced from an agreement with Total Parking Solutions who operate the car parking facilities. Total revenue is split equally between the Landlord and Travelodge, producing a net income of £97,489 to the Landlord in 2024, therefore the property currently produces a total income of £747,489 per annum.

**TENURE:** Freehold

**PRICE:** £11,950,000 – Serious Offers Considered

**VIEWING:** By appointment through Kenricks 01253 420420