

AN EXCITING
OPPORTUNITY TO ACQUIRE

THE DRAGONFLY HOTEL COLCHESTER



SUMMARY

Purpose built limited service hotel

Prominent location to the north east of Colchester

50 bedrooms and associated public areas

Extensive car parking and surplus land

Freehold

Total Net Revenue for the year ending December 2015 forecast to be £697k



BACKGROUND



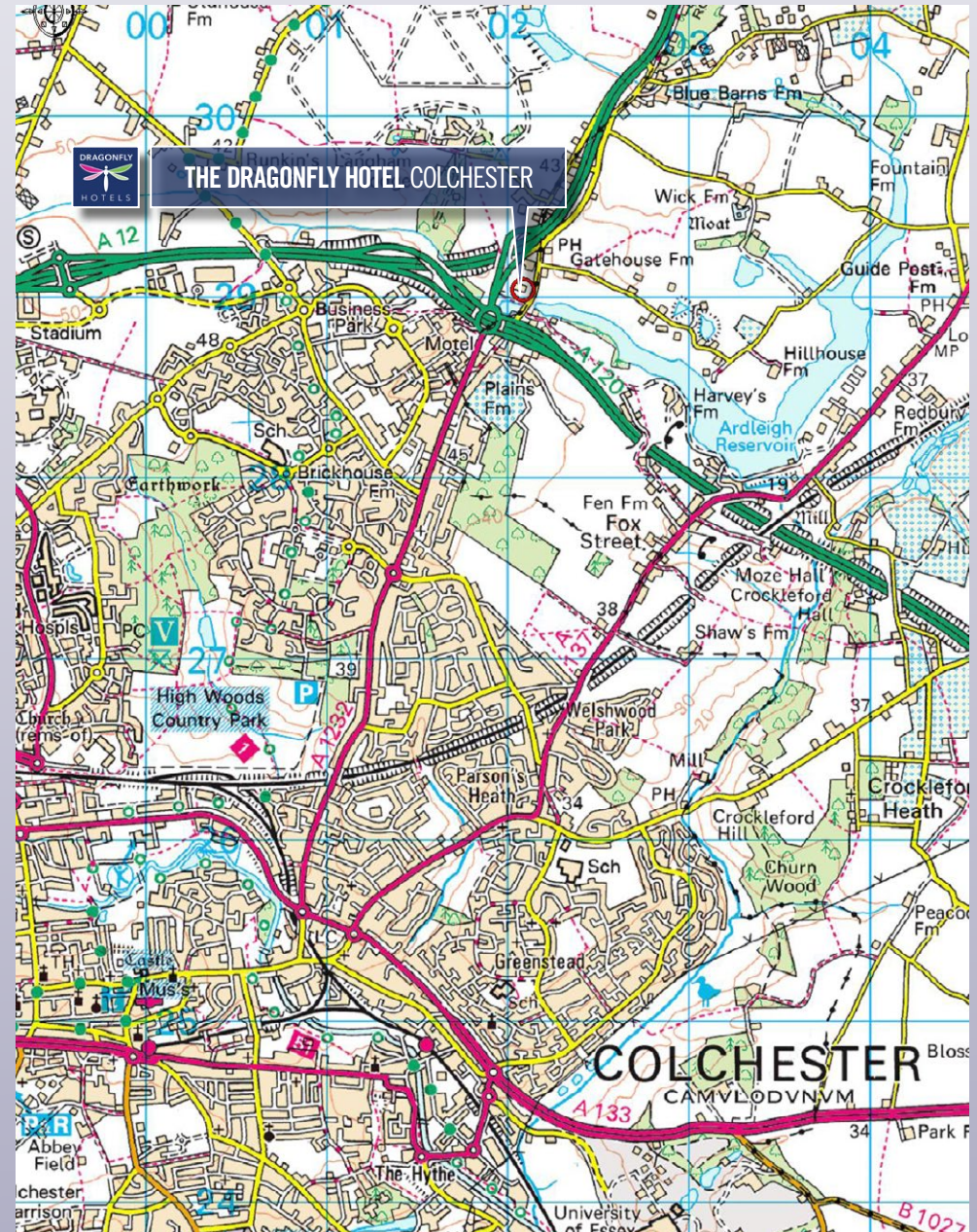
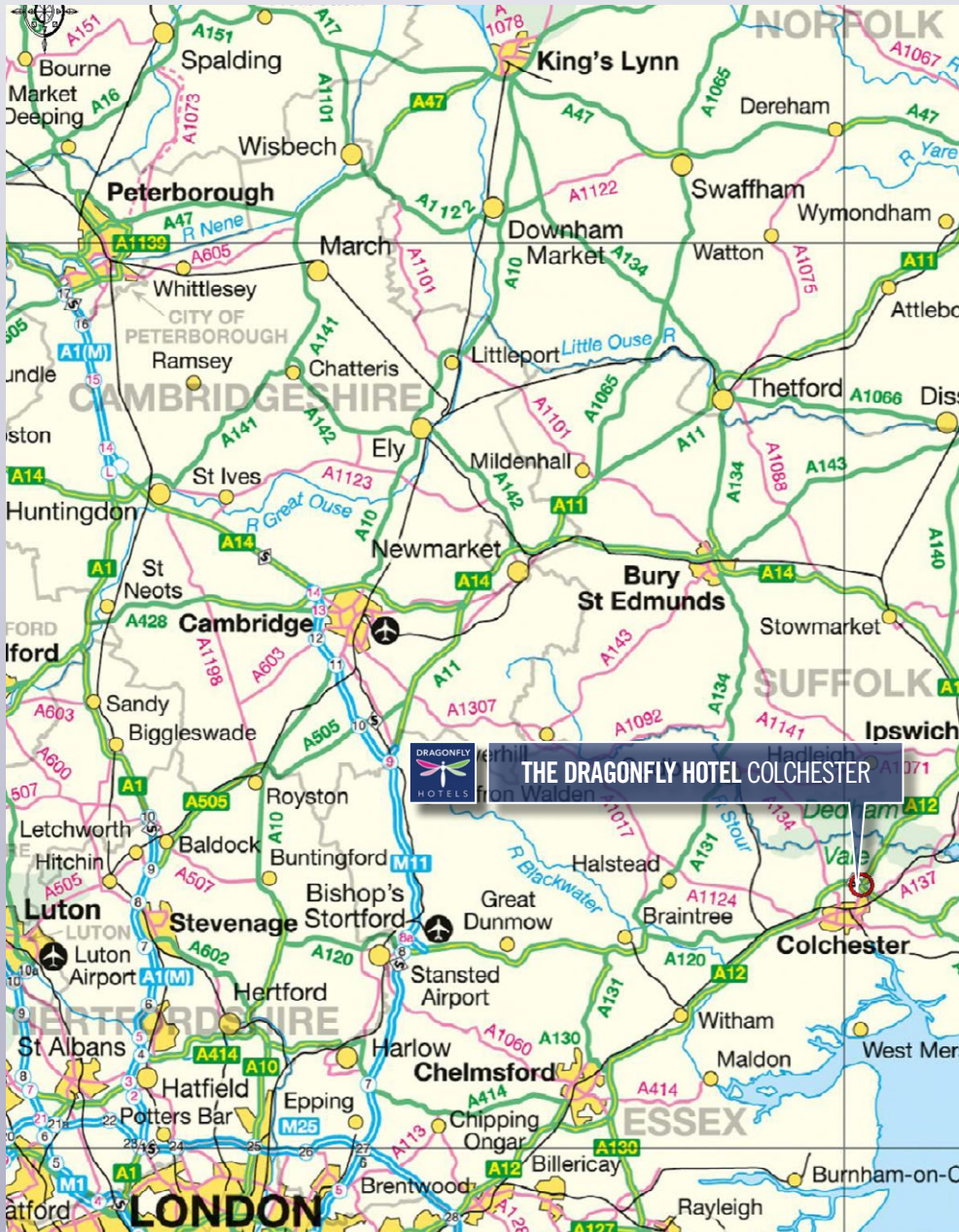
Colliers International is delighted to have been instructed by RBS to offer for sale the Dragonfly Hotel, Colchester. The property is a purpose built hotel that was developed in c.1986 and comprises 50 bedrooms, located over ground and first floors, meeting facilities and an open plan reception and dining area.

The hotel is conveniently located to the north east of Colchester's town centre. The A12, which links Ipswich and the A14 to the M25, passes immediately to the north of the hotel and the adjacent A12/A120 junction is one of the main interchanges for central Colchester. The town centre is around 10 minutes' drive away. Ipswich is about a 20 minute drive to the north east of the hotel and junction 28 of the M25 is circa 40 minutes' drive to the south west. The A120 leads to the commercial port of Harwich, with Felixstowe easily accessed via the A12 and then A14.

To the north of Colchester is the delightful countryside of north Essex and Suffolk, with the Dedham Vale Area of Outstanding Natural Beauty being within easy reach from the hotel. To the east and south are the popular sailing areas of the River Orwell, River Stour and River Blackwater, with there also being the Hamford Water National Nature Reserve and Colne Estuary National Nature Reserve.

Colchester itself is claimed to be the oldest town in Britain and has been referred to as one of Britain's fastest growing towns. A short distance from the hotel is the stadium of Colchester United Football Club and further development is planned near to the stadium with the Northern Gateway scheme comprising 18 acres identified for mixed leisure use.

The hotel is currently operated by Jupiter Hotels and branded as a Dragonfly Hotel. It is, however, available free and clear of the current management arrangement with Jupiter Hotels and the Dragonfly branding.



THE HOTEL

ACCOMMODATION

Being a purpose built property, the hotel is able to offer guests a uniform quality of bedroom product. There are 50 bedrooms:

Double 38

Twin 12

All bedrooms have ensuite facilities, flat screen television, tea and coffee making facilities, desk, chair and wardrobe.

PUBLIC AREAS

The public areas are in a single storey part of the hotel to the front of the main building. The main entrance doors lead into a spacious and airy reception area. Leading off the reception is a conservatory with seating for six and access to a paved outside area. On the other side of the reception area is a lounge and bar area with a range of comfortable seats and further on is the dining area with approximately 53 covers.

The reception area provides access through to male and female toilets, meeting rooms and bedrooms.



MEETING FACILITIES

The hotel benefits from having four meeting rooms in a dedicated area that includes a break out area and direct external access to the front of the hotel.

ROOM NAME	MAX CAPACITY	STYLE	A/C
Boardroom	12	Boardroom	No
Essex	25	Theatre	No
Flatford	40	Theatre	No
Dedham	12	Theatre	No

SERVICE AREA

There is a substantial area to the rear of the dining facilities comprising a commercial kitchen and stores/fridges area for the kitchen.

Behind the kitchen is former staff accommodation that now comprises three offices.

To the rear of the hotel is an external service area for goods delivery and bin stores.

OUTSIDE

The majority of the outside area comprises a large car park for around 65 vehicles. Surrounding the car park, access road to the front of the hotel and car turning area is mature soft planting providing a pleasant sense of arrival.

To the left hand side of the front of the hotel, adjacent to the bedrooms, is a large grassed area that might be suitable for expansion of the hotel's facilities, subject to obtaining all necessary statutory consents.





FURTHER INFORMATION

SERVICES

The owners inform us that mains water, drainage and electricity are connected to the property. Gas is provided from two storage tanks located in a fenced off area in a corner of the hotel's site.

LICENCES

The property has a Premises Licence and is licenced for civil weddings.

TRADE

The hotel is currently operated by Jupiter Hotels. It is intended to sell the hotel free and clear of the current arrangement with Jupiter Hotels. If parties are potentially interested in retaining the services of Jupiter Hotels, then please liaise with Colliers International who will make the appropriate introductions.

The hotel has previously been branded as a Ramada and subsequently a Quality hotel. On the 1 April 2015, the hotel was rebranded as a Dragonfly Hotel. The vendor will consider the Dragonfly Hotel brand being sold with the hotel, although this is only likely to be possible if the hotel forms part of a wider Dragonfly Hotels portfolio transaction. The trading performance (with NOI stated before Management Fees and Replacement Reserves) is summarised as:

	Y/E DECEMBER 2015 (F) £'000	Y/E DECEMBER 2014 £'000	Y/E DECEMBER 2013 £'000
Net Turnover	697	589	520
Net Operating Income	74	61	-39

More detailed trading information is available in the Data Site; the log in details for which are available from Colliers International. Interested parties should note that for the year ended 31.12.14 no trading information is/was available for the period 1.1.14 to 14.3.14. This was due to the Group being in Administration at the time. As such, it should also be noted that the y/e 31.12.14 trading performance is for the period 15.3.14 to 31.12.14 and not a full calendar year.



VIEWINGS

In the first instance, customer viewings may be undertaken, but after which point, all appointments to view MUST be made through the vendor's agents who are acting with sole selling rights and will accompany the viewings.

Please note that parties are requested not to discuss the sale of the hotel with any members of staff and that ALL enquiries must be channelled through Colliers International.

All interested parties should liaise with **James Williamson** or **Paul Barrasford** of the appointed selling agents to discuss the opportunity in more detail and/or to arrange a formal viewing of the property. Contact details are provided at the end of this brochure.

PRICE

Offers in the region of **£1,950,000** are invited for the hotel's freehold interest to include goodwill and trade contents, excluding personal items. Stock will be at valuation.



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