

AN EXCITING
OPPORTUNITY TO ACQUIRE

THE DRAGONFLY HOTEL PETERBOROUGH



SUMMARY

Purpose built limited service hotel

Scenic location fronting international rowing course and close to Nene Park

70 en suite bedrooms and associated public areas

Easily accessible from the A47 and A1

Freehold

Total Net Revenue for the year ending December 2015 forecast to be £1.2m



BACKGROUND

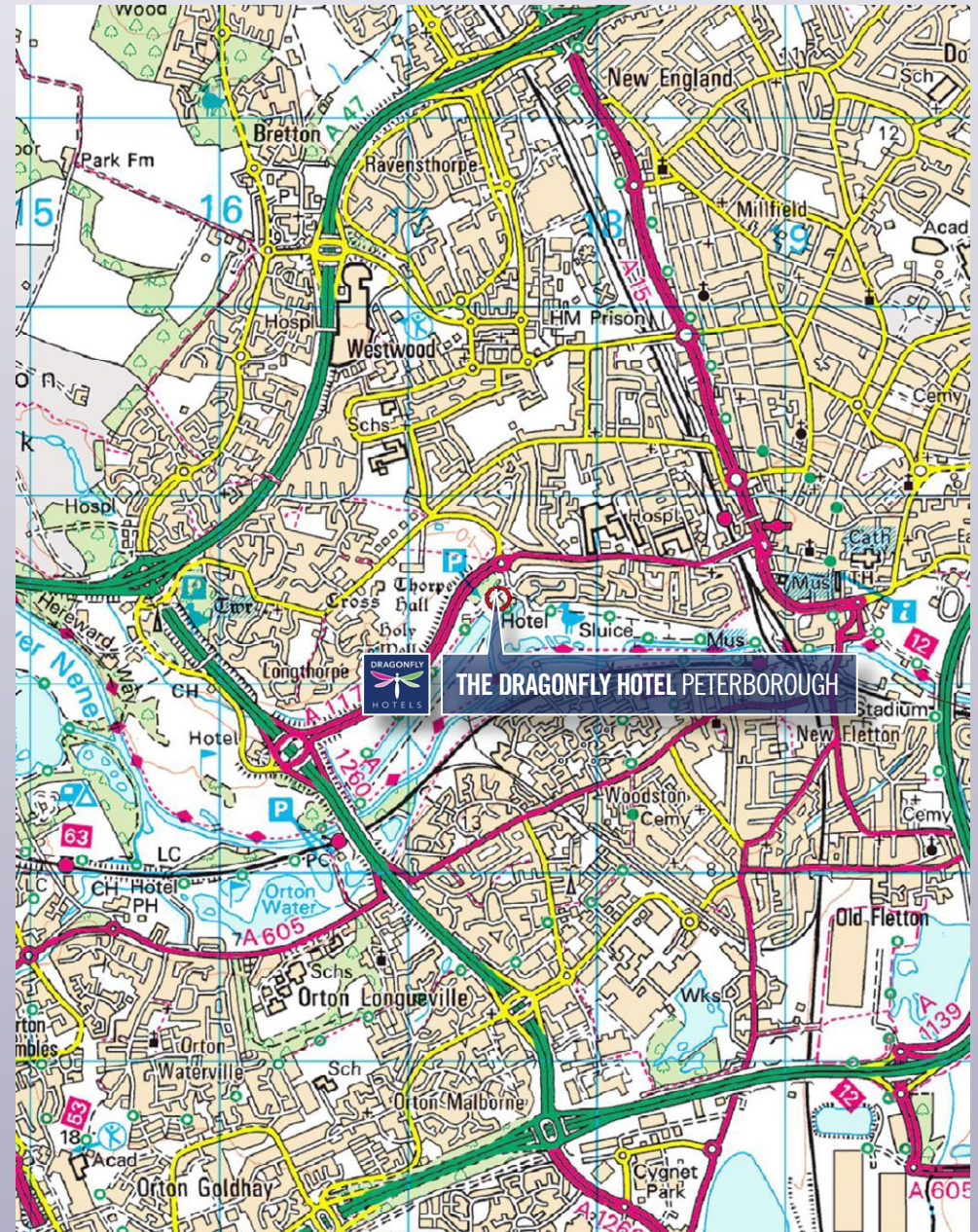
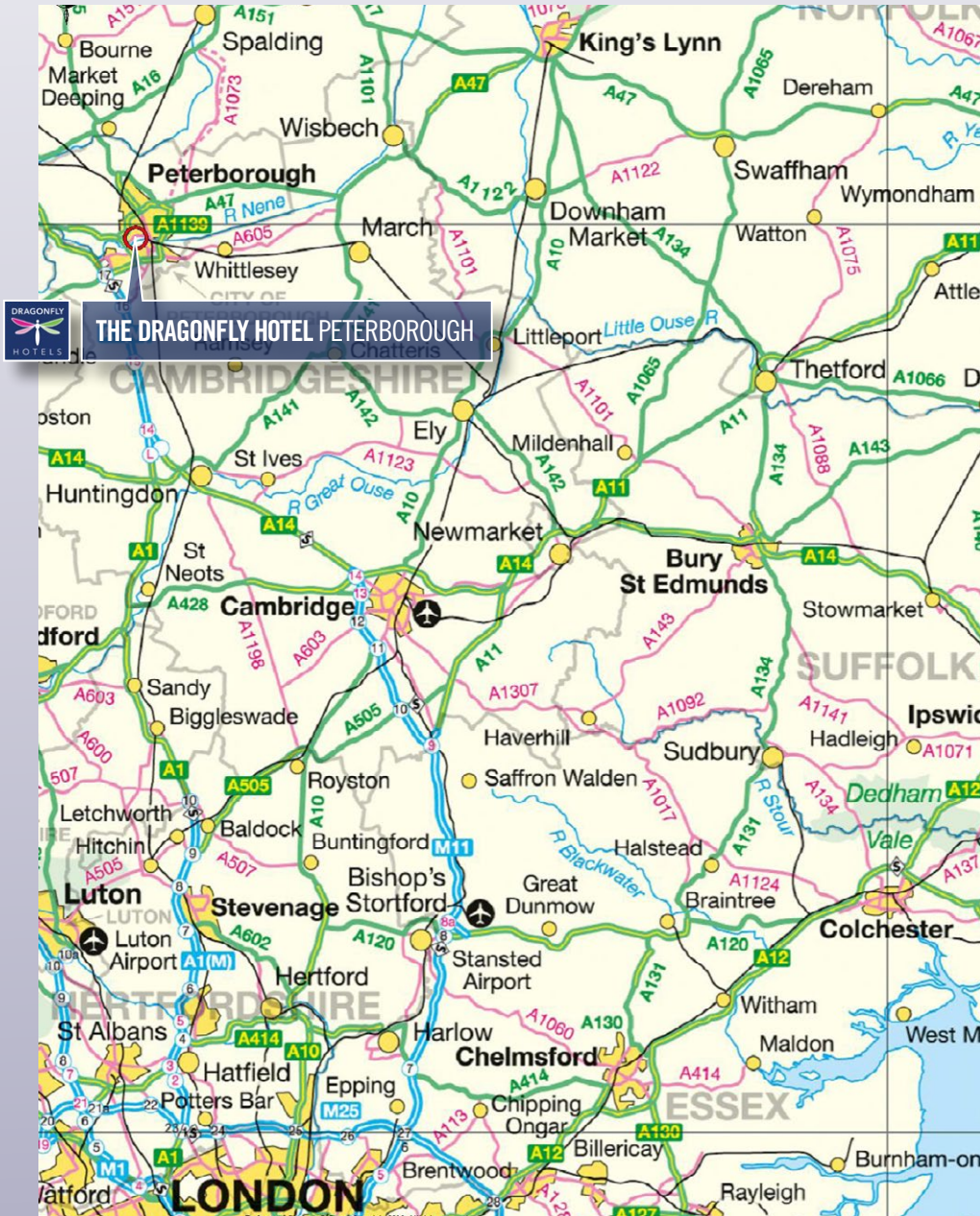


Colliers International is delighted to have been instructed by RBS to offer for sale the Dragonfly Hotel, Peterborough. The property is a purpose built hotel and comprises 70 bedrooms, located over ground and first floors, meeting facilities and an open plan reception and dining area.

The hotel occupies an easily accessible trading location just off the Longthorpe Parkway, which links the Peterborough town centre with the A1260. Junction 17 of the arterial A1(M) is approximately 10 miles distant to the south west. Whilst benefiting from convenient road access, the property has a scenic micro-location fronting Peterborough City Rowing Club's rowing lake; one of the few purpose built facilities of its kind in the UK and which annually plays host to a substantial number of notable regattas. The River Nene, home to the annual Head of the Nene river race, also draws a high number of rowing and canoeing enthusiasts to the area. Other local attractions include the beautiful Peterborough Cathedral, Hamerton Zoo Park, and Nene Valley Railway.

Peterborough is the UK's second fastest growing city by population and is set for further prosperity with a £1billion regeneration programme already underway (Source: Peterborough City Council). The city is home to a diverse range of employers in a number of key sectors including advanced engineering & manufacturing, agri-tech, food & drink, digital & creative, energy & environment and financial services. Roxhill Development's 'Gateway Peterborough (planning consent granted and under construction) is a 240 acre warehousing and distribution park strategically located immediately adjacent to junction 17 of the A1(M). When completed the scheme is estimated to create up to 8,000 jobs and five million square feet of employment space (Source: Roxhill and Opportunity Peterborough).

The hotel is currently operated by Jupiter Hotels and branded as a Dragonfly Hotel. It is 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 70 bedrooms:

Double	48
Twin	18
Inter-connecting	4

A number of the bedrooms enjoy splendid outlooks to the rowing lake.

Four of the bedrooms have recently been refurbished and are now marketed as Superiors at a £20 supplement.

All rooms offer free WiFi, a work desk, a flat screen TV with Freeview channels, and tea and coffee making facilities.

PUBLIC AREAS

The property features extensive public areas including open plan reception, restaurant (59 covers), lounge (30) and conservatory (16).

Ladies and gents toilets are located to the ground floor.



MEETING FACILITIES

The hotel benefits from having five meeting rooms in a dedicated area a short distance from the hotel's entrance.

ROOM NAME	MAX CAPACITY	STYLE	A/C
Boardroom	12	Boardroom	No
Lincoln	20	Theatre	No
Norfolk	12	Theatre	Yes
Cambridge	38	Theatre	Yes
Suffolk	30	Theatre	Yes

SERVICE AREAS

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

Additional back of house areas include four offices that are utilised by/for an Operations Manager, Communications Room, Archive Storage with the remaining office currently vacant.

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 115 vehicles. We understand an informal agreement is in place with the neighbouring Boathouse Pub whereby clientele of each uses both the hotel's and the pub's separate car park.





FURTHER INFORMATION

SERVICES

The owners inform us that mains gas, water, drainage and electricity are connected to the property.

LICENCES

The property has a Premises Licence and Licence to hold civil marriage ceremonies.

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	1201	1074	853
Net Operating Income	371	188	55

More detailed trading information is available in the Data Site; the log in details for which are available from Colliers International.

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 £3,000,000 are invited for the hotel's freehold interest to include goodwill and trade contents, excluding personal items. Stock will be at valuation.

CONTACT

JAMES WILLIAMSON

Director of Hotels Agency

D: +44 207 344 6527

M: +44 7900 770429

E: james.williamson@colliers.com

PAUL BARRASFORD

Director of Hotels Agency

D: +44 20 7344 6963

M: +44 7826 860419

E: paul.barrasford@colliers.com



COLLIERS INTERNATIONAL

50 George Street
London
W1U 7GA

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