



THE NOTTINGHAM BELFRY HOTEL

Mellors Way, Nottingham, NG8 6PY

The property presents an opportunity to acquire a long leasehold hotel asset, which is currently vacant.

savills

Investor Highlights

Savills has been instructed to sell the long leasehold interest in The Nottingham Belfry Hotel.

This sale represents a rare opportunity to acquire the long leasehold interest in a prominent hotel property, offering potential for repositioning within a strong regional market.



Value Add Potential

The property presents clear upside through refurbishment or conversion, subject to necessary consents.



Rebrand and Reposition

The property offers a compelling opportunity to rebrand and reposition, unlocking value through a refreshed identity.



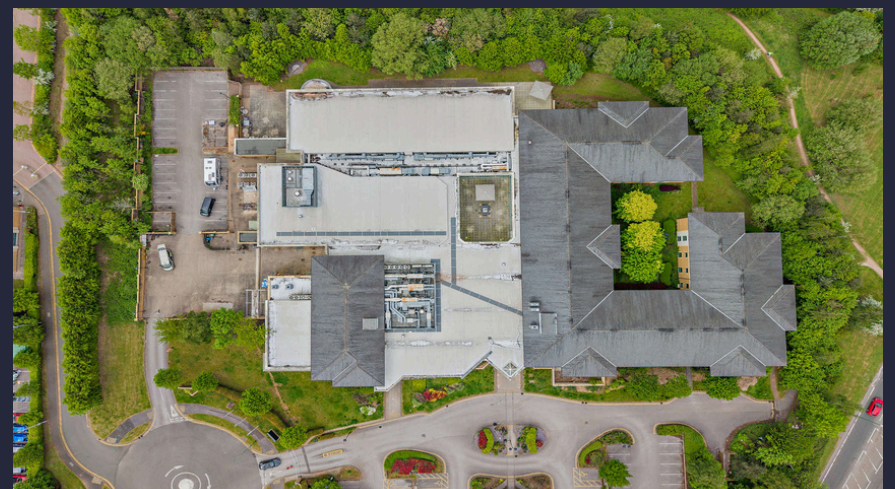
Strategic Location

The property occupies a strategic location within Nottingham, benefiting from convenient access to the city centre, established residential catchments and key transport routes.



Purpose Built Long Leasehold

A purpose-built long leasehold, offering a robust and effective layout, offering flexibility and redevelopment opportunity, subject to all necessary consents.





THE NOTTINGHAM BELFRY HOTEL AND SPA

NOTTINGHAM (4.8 MILES)

DERBY (14 MILES)

LEICESTER (27 MILES)

SHEFFIELD (35 MILES)

LINCOLN (50 MILES)

Distances are approximate

THE HOTEL



- Substantial purpose-built hotel comprising 120 well-proportioned guest bedrooms, arranged over 4 floors.
- Extensive conference, leisure and F&B facilities, including 10 conference and meeting rooms, restaurant, bar, spa with an indoor pool, jacuzzi, steam room, sauna and 6 treatment rooms, as well as a gym and studio.
- Strategically located within an established business park on the outskirts of Nottingham benefiting from good connectivity to the M1 motorway network, limited local competition and approximately 240 on-site car parking spaces.

LOCATION

The Nottingham Belfry Hotel superbly positioned on Mellors Way within the established Nottingham Business Park, offering the perfect balance of accessibility and convenience.

Just minutes from junction 26 of the M1 motorway, the hotel enjoys excellent links to Nottingham city centre, Derby and the wider Midlands region. Nottingham's vibrant city centre is only a short drive away, placing shopping, dining, culture and entertainment within easy reach.

The hotel is well connected to key transport hubs, with Nottingham Railway Station and East Midlands Airport easily accessible, making it a compelling destination for corporate events, conferences and overnight stays.

The hotel is perfectly placed to enjoy a wide variety of leisure attractions. Wollaton Hall and Deer Park, the University of Nottingham, Trent Bridge Cricket Ground and Nottingham Castle are all within close proximity.

The site also serves as an ideal base from which to explore the wider Nottinghamshire countryside, including the legendary Sherwood Forest, along with a number of charming market towns.

With excellent transport connections, close proximity to major commercial centres and easy access to highly regarded leisure destinations, Nottingham Belfry Hotel occupies a sought-after location.



THE HOTEL

The hotel represents a purpose-built development, delivering a high quality hotel, with 120 guest bedrooms.



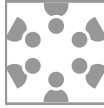







A key feature of the hotel is its extensive conference and events offering, comprising 10 dedicated meeting and conference rooms. Ample on-site parking, with around 240 spaces, further supports its appeal as a destination venue.

In addition to the accommodation and events space, the hotel also offers a comprehensive suite of leisure facilities. These include a gym, fitness studio and an in door heated swimming pool with jacuzzi, sauna and steam room. The property also incorporates a purpose-designed spa with six treatment rooms.

Food and beverage facilities within the hotel include a main restaurant and separate bar. Casual and formal dining options can be provided for residents.

Its location offers strong connectivity, being close to Junction 26 of the M1 motorway, whilst also benefiting from convenient reach to Nottingham city centre.



-  120 guest bedrooms
-  High quality bedroom fixtures and furnishings
-  10 high quality conference and meeting rooms
-  Gym with studio
-  Indoor heated pool and jacuzzi, steam room and sauna
-  240 car parking spaces
-  Spa with 6 treatment rooms
-  Kitchen, restaurant and bar facilities.
-  Central Nottinghamshire location
-  Limited competition in the immediate area



GENERAL INFORMATION

SERVICES

The property is connected to mains water, electricity, drainage and gas.

TENURE

The property is held long leasehold with a 999-year ground lease, expiring 29 June 3016. The ground rent is currently £277,387.44 per annum + VAT and is reviewed every 5 years (RPI linked).

SERVICE CHARGE

The annual service charge is £24,808.88 per annum + VAT.

ENERGY RATING

B50

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.

LOCAL AUTHORITY

Nottingham City Council
T: 0115 876 4447

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff.

The property is offered for sale by the joint LPA / fixed charge receivers who act as agents for the vendor and without personal liability. The receivers can give no warranties or representations, including as to VAT.

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