

Premier Inn

GREAT YARMOUTH WEST
(A47)

NORTH RIVER ROAD
RUNHAM VAUXHALL
GREAT YARMOUTH
NORFOLK
NR30 1SH

HOTEL INVESTMENT
WITH CPI INDEXATION

RAPLEYS



INVESTMENT SUMMARY.

- Prominent **80-bedroom Premier Inn hotel** with restaurant
- Strategically situated on the A47 close to the train station, beach and all local amenities
- Let to Premier Inn Hotels Ltd on a **25 year lease expiring March 2040**, providing an unexpired term of 14.5 years to expiry with a tenant only break option in March 2035
- Current passing rent of **£578,444** per annum, reflecting a low rent per room of **£7,231**. The next review is due in March 2030
- Rent is subject to 5 yearly (compounded annually) rent reviews with CPI linked uplifts, collared at 0% and 5%
- Total site area of approximately **1.67 acres (0.67 hectares)**
- Asset management opportunities
- **Freehold**



We are seeking offers in excess of **£8,033,000 (Eight Million, Thirty Three Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level would reflect a Net Initial Yield of 6.75% assuming purchaser's costs of 6.68% and a capital value per bed of only £100,412 (based on 80 beds).

LOCATION.

Great Yarmouth is a popular seaside town in the county of Norfolk on the eastern coast of England. It is known for its sandy beaches, historical architecture and as a traditional British resort town with a rich maritime history. As well as being a popular tourist destination, the town hosts several offshore companies, including ASCO Southern UK headquarter and ODE Asset Management.

Great Yarmouth is located 20 miles (32 km) east of Norwich and 10 miles (16 km) north of Lowestoft. The A47 connects Great Yarmouth with Norwich, Peterborough and Leicester to the east whilst the the A12 from Lowestoft runs south and connects Ipswich, Colchester and the M25.

Great Yarmouth has recently secured a Town Deal of £20.1m to support economic regeneration, recovery, jobs and growth across the town and wider area.



Click here for **Google map**



What3Words: **belt.snow.voted**



SITUATION.

The property prominently fronts the Runham Roundabout and is situated c. 1.4 miles (2.25 km) to the north of Great Yarmouth town centre, which offers various amenities, shops, restaurants, and attractions. It is a bustling area within close proximity to the Great Yarmouth seafront (1 mile / 1.6km), including The Sea Life Centre (1.4 miles / 2.25km) and the iconic Great Yarmouth Pleasure Beach (1.9 miles / 3km).

The property is an 8-minute walk (650 m) from the train station which provides regular services to local destinations and an hourly service to Norwich (30 mins). The train time to London Liverpool Street station is approximately 2 hours and 40 minutes. Norwich Airport lies 18.9 miles (30km) to the north east of the property.

The surrounding area comprises Parkdean Vauxhall Holiday Park, residential and retail with occupiers including Asda, McDonald's and Kwik Fit.



DESCRIPTION.

The property comprises a modern, purpose built budget hotel with separate restaurant. Constructed in 2015, the hotel is laid out over ground floor and four upper floors providing a total of 80 rooms. In addition, there is a separate restaurant, adjacent, of 6,757 sq ft arranged over two floors. The hotel has recently been reclad by the tenant.

The ground floor comprises a reception, lobby, offices, ancillary areas and toilets.

Two lifts serve the upper floors, laid out as 31 doubles, 34 triples, 11 quads and 4 accessible rooms. All rooms are fitted in the Premier Inn corporate style to a modern standard with ensuite bathrooms, LED lighting and air conditioning. Ancillary space is provided on all floors with a small staff facility on the top floor.

The separate restaurant building operates as a 100-plus cover, in-house facility for hotel residents providing, at ground floor, a bar area and restaurant with full kitchen, disabled toilet and ancillary areas behind. Male and female customer toilets are located on the first floor along with ancillary areas.

Externally, there are terraced areas and the property benefits from 125 car parking spaces, including 5 disabled bays arranged as open air and undercroft parking.



SITE.

The site extends to 1.67 acres (0.67 hectares).



ACCOMMODATION.

The hotel comprises 80 beds over ground and four upper floors. The restaurant extends to 6,757 sq ft (628 sq m).



Room Type	Number
Doubles	31
Twin/Triple	34
Quad/Family	11
Accessible	4
Total	80



TENANCY DETAILS.

The property is let to Premier Inn Hotels Limited on a full repairing and insuring lease of 25 years from 23 March 2015 expiring 22 March 2040, subject to a tenant only break on six months notice on 23 March 2035 providing a long unexpired term of just over 14.5 years to expiry and 9.5 years to break.

The current passing rent of £578,444 per annum (£7,231 per key) is subject to five yearly rent reviews, the next being due on 23 March 2030. The rent is reviewed with reference to the Consumer Prices Index subject to a collar of 0% and 5% compounded annually.

TENURE.

The property is held Freehold.



COVENANT INFORMATION.

PREMIER INN HOTELS LIMITED (05137608)

Premier Inn Hotels Limited is the largest hotel operator in the UK with over 850 hotels and 85,000 rooms. Premier Inn's latest results revealed the year end Feb 2025 was another strong performance, driven by high occupancy, higher average room rate and estate growth. Premier Inn have a pipeline are on track to reach at least 98,000 rooms by the end of 2030.

Year ended	27/02/2025	29/02/2024	02/03/2023
Turnover	£1.36 Bn	£1.36 Bn	£1.21 Bn
Pre-Tax Profit	£381. 62 m	£400.23 m	£380.35 m
Net Assets	£1.40 Bn	£1.12 Bn	£1.30 Bn



HOTEL INVESTMENT MARKET.

UK hotel investment transactions have recorded a significant increase over the past 12 months, driven by budget hotel sales, portfolios, and sale-and-leaseback activity. The sector continues to offer a stable market with inflation-linked reviews, supported by strong operating fundamentals and sustained demand-led rental growth, reinforcing investor confidence.



Date	Property	No of Rooms	Rent per key	Rent Review	Term Certain	Capital Value	NIY
-	Premier Inn Great Yarmouth	80	£7,231	5 yearly CPI 0-5%	9.5	Q £8,033,000	Q 6.75%
OTM	Premier Inn Llantrisant	79	£4,255	5 yearly CPI 1-4%	18.8	Q £7,650,000	Q 5.85%
OTM	Premier Inn Hitchin	60	£4,752	5 yearly CPI 0-4%	10.5	Q £5,600,000	Q 5.50%
U/0	Premier Inn Botley	123	£6,300	5 yearly CPI 0-4%	21	Q £19,900,000	Q 6.00%
U/0	Premier Inn Liverpool Speke Airport (LLH)	101	£3,519	5 yearly CPI 0-4%	9.5	Q £5,235,000	Q 6.35%
Sep-25	Premier Inn Clapham	105	£8,700	5 yearly CPI 0-4%	30	£19,050,000	4.45%
Sep-25	Premier Inn Chatham, Exeter St David's, Penzance, Southampton, Witney	446	-	5 yearly CPI 0-4%	30	£44,400,000	5.50%
Jul-25	Premier Inn Peterborough	126	£5,100	5 yearly CPI 0-4%	20.5	£12,000,000	5.87%
Feb-25	Premier Inn Salisbury & McDonalds	65	£6,272	5 yearly CPI 0-4%	13.5	£9,700,000	5.38%
Dec 24	Premier Inn West Thurrock	193	£5,389	5 yearly CPI 0-5%	10	£14,760,000	6.60%
Sept 24	Premier Inn Tower Hill	165	£11,514	5 yearly CPI 0-4%	14	£32,300,000	5.50%
Sept 24	Premier Inn Hereford	65	£4,600	5 yearly CPI 0-4%	15	£5,350,000	5.25%
Sept 24	Premier Inn Stanstead Airport	303	£7,372	Annual CPI 0-4%	13	£35,750,000	5.85%



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ASSET MANAGEMENT.

Under the wider Premier Inn Accelerating Growth Plan (AGP) there is the potential to asset manage the stand alone Brewers Fayre and regear the Premier Inn lease. The building is 6,757 sq ft in total over two floors and could offer an opportunity to re-let to an alternative operator. The large site could also allow for addition development subject to planning.



EPC.

The hotel has an EPC rating B 26 and the restaurant B 44. Certificates are available upon request.

VAT.

The property has been elected for VAT and it is expected a sale will be treated as a Transfer of Going Concern (TOGC).

ANTI MONEY LAUNDERING.

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy. Further details are available upon request.

PROPOSAL.

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Contact

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RAPLEYS

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