



### Situation

Located within this residential suburb only approx. 1 ¼ miles north-west of the town centre and ½ mile from Junction 14 of the M6. Stafford is the County Town of Staffordshire and is situated approx. 25 miles north of Birmingham and 14 miles south of Stoke-on-Trent.

**VAT is NOT applicable to this Lot**

### Tenancies and Accommodation

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Tillington Hall Hotel	91 Bedroom Hotel	91 × Individuals	91 × 999 years from 1st June 2013	<b>£45,500</b> (£500 per room)	Each FRI Rent Reviews 2023 and 10 yearly linked to RPI

**Note 1: The Property is subject to a hotel management agreement with operation of the hotel being under the Best Western brand. In practice, the freeholder receives the ground rent as a single payment half yearly via the Operational Company referred to in the leases.**

### Property

**Site Area Approx. 2.77 acres**

Comprising a detached three storey **91 Bedroom Hotel** with conference and events facilities together with a bar, restaurant and ample on site car parking.

### Freehold

**Note 2: The freeholder insures the property. The current sum insured is £11,904,609 and the current premium is £19,239 which is recoverable from the lessees pursuant to the terms of the leases and currently paid by the Management Company in one payment on behalf of the lessees.**

**£45,500** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

**Vendor's Solicitors**

Teacher Stern LLP

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