

**Lot 14, OYO Shilton Inn, 32 Wood Street, Earl Shilton Nr Leicester,  
Leicestershire LE9 7ND**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Hotel Investment

- Comprises a 38 room hotel with banqueting suite, wine bar and restaurant.
- Recent refurbishment programme undertaken.
- Town centre location
- Mallory park motor racing circuit 2 miles north.
- Triumph motorcycle factory 4 miles south west.
- Neighbouring occupiers Earl Shilton Building Society Headquarters, Premier Convenience Store and Domino's.
- 

#### Lot

14

#### Auction

12th December 2024

#### Rent

£153,305 per Annum  
(1)

#### Sector

Leisure

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 8 miles South-west of Leicester. 3 miles North East of Hinckley  
**Roads** A47, M69, A5  
**Rail** Hinckley Railway Station, Leicester Railway Station.  
**Air** East Midlands Airport

### Situation

The property is prominently situated North side of Wood Street at its junction with King's Walk. Neighbouring commercial occupiers include Co-Op, Earl Shilton Building Society Headquarters, Premier Convenience Store and Domino's.

### Tenure

Freehold.

### EPC

Band C

### Description

The Property comprises a 38 room hotel with a wine bar and a restaurant.

### VAT

VAT is applicable to this lot.

### Completion Period

6 Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Occupier	Term	Income (1)	Reversion
Ground and First	34 Room Hotel and Banqueting Suite	-	-	Oyo Technology and Hospitality (UK) Limited (crn 11202796) (1)	5 years from 17th July 2024 (3)	£107,805 (1)	16th July 2029
Ground	Restaurant	-	-	Individual	3 years from November 2024 (3)	£28,600 (3)	November 2027
Ground	Wine Bar	-	-	Individual	3 years from November 2024 (4)	£16,900 (4)	November 2027
<b>Total</b>						<b>£153,305 (1)</b>	

(1) The property is not subject to a lease and therefore figure stated above anticipated Freeholder profits and not rent, as the property is subject to a Management Agreement operated by Oyo Technology and Hospitality (UK) Limited (crn 11202796). The figure of £107,805 per annum shown above are the anticipated profits to the Freeholder based on an occupancy rate of 55% and an Accounting Revenue of £405,425 and after deductions of cost pursuant to the Management Agreement.

(2) For the year ending 31st March 2023 Oyo Technology and Hospitality (UK) Limited reported Revenue of £82,389,000 (Source: Financial Statements for the years ending 31st March 2023 as publishes at Companies House)

(3) As to the Restaurant the lease provides for a Landlord option to determine the lease on 90 days written notice and the rents reserved under the terms of the lease to be £375 per week inclusive.

(4) As to the Wine Bar the lease provides for a Mutual option to determine the lease on 90 days written notice and the rents reserved under the terms of the lease to be £550 per week inclusive.



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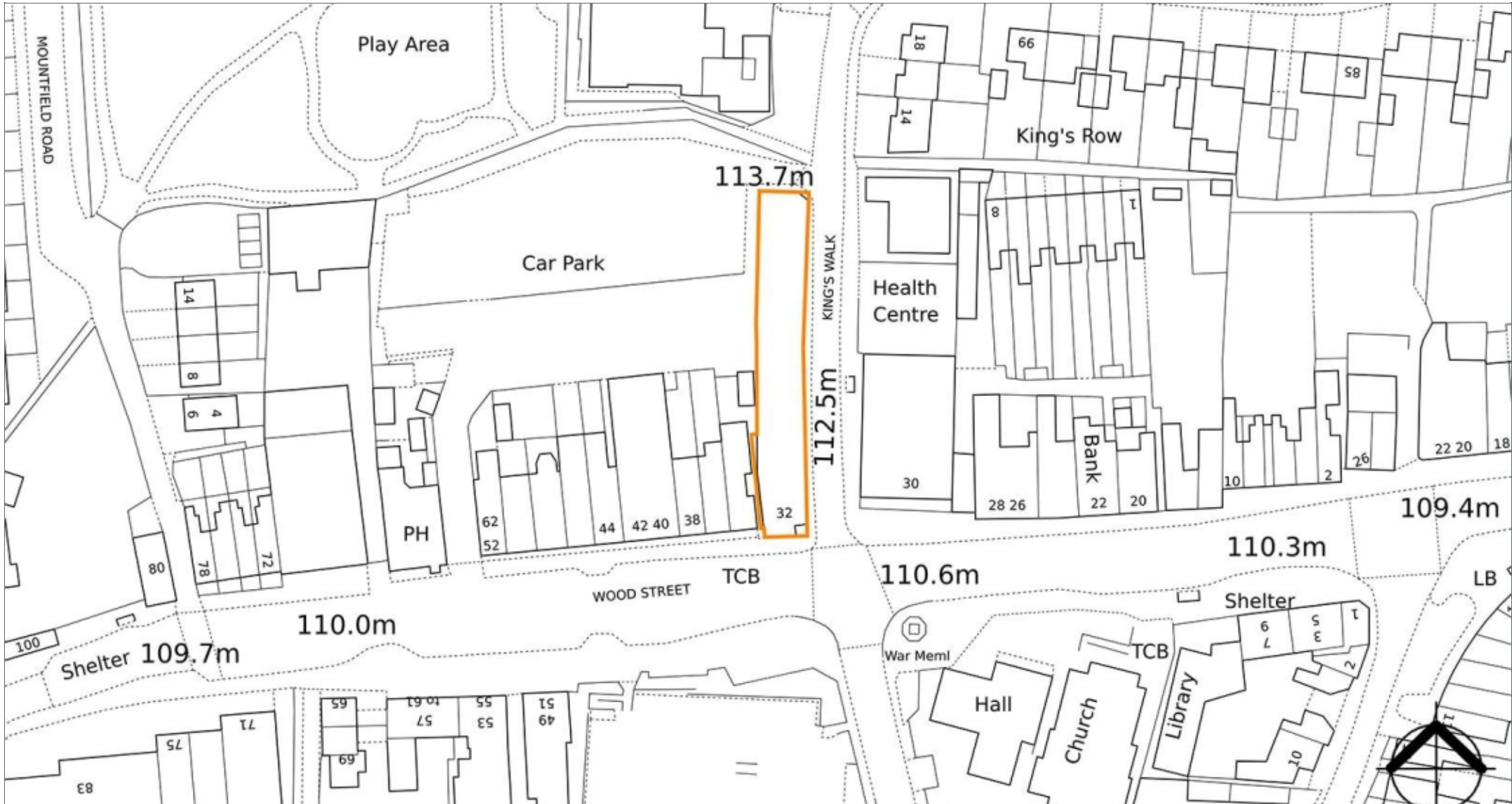
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## Contacts

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2024