



WELCOME TO THE GARDEN

THE PLACE TO BE

This detached 44 en-suite bedroom hotel was originally constructed in the 1930s and is set in grounds of 3.47 hectares (8.6 acres). The property is mainly two storey with part single storey accommodation at the rear and is set out over two wings. The hotel grounds are landscaped and include a meadow with redundant stable block. Within the grounds there is also a former staff block which could provide further accommodation and/or facilities to the hotel subject to the usual consents.

The hotel was awarded a AA Four Star (77%) award for their facilities and an AA Rosette for the Wildflower Restaurant.

It has also been nominated for the South West Wedding Awards 2018.

The hotel has been managed by our client who is now looking to retire.





INVESTMENT HIGHLIGHTS

- ❖ Charming Country Hotel in the Dartmoor National Park within easy access of Plymouth
- ❖ Original detached 1930's hotel with landscaped gardens
- ❖ 44 en-suite guest rooms along with guest lounge, restaurant, ballroom (on two levels), 2 bars and three conference rooms
- ❖ AA 4* with 1 rosette restaurant
- ❖ Considerable investment within current owners occupation
- ❖ Available as a transfer of a going concern with vacant possession. Share sale preferred
- ❖ Sales in excess £1.5m per annum
- ❖ Food and beverage sales circa 60% of total revenue

ACCOMMODATION

BEDROOMS 44 (17 ground floor)

SUMMARY 4 Suites

12 Premier Double Rooms

26 Double/Twin rooms

2 Single Rooms

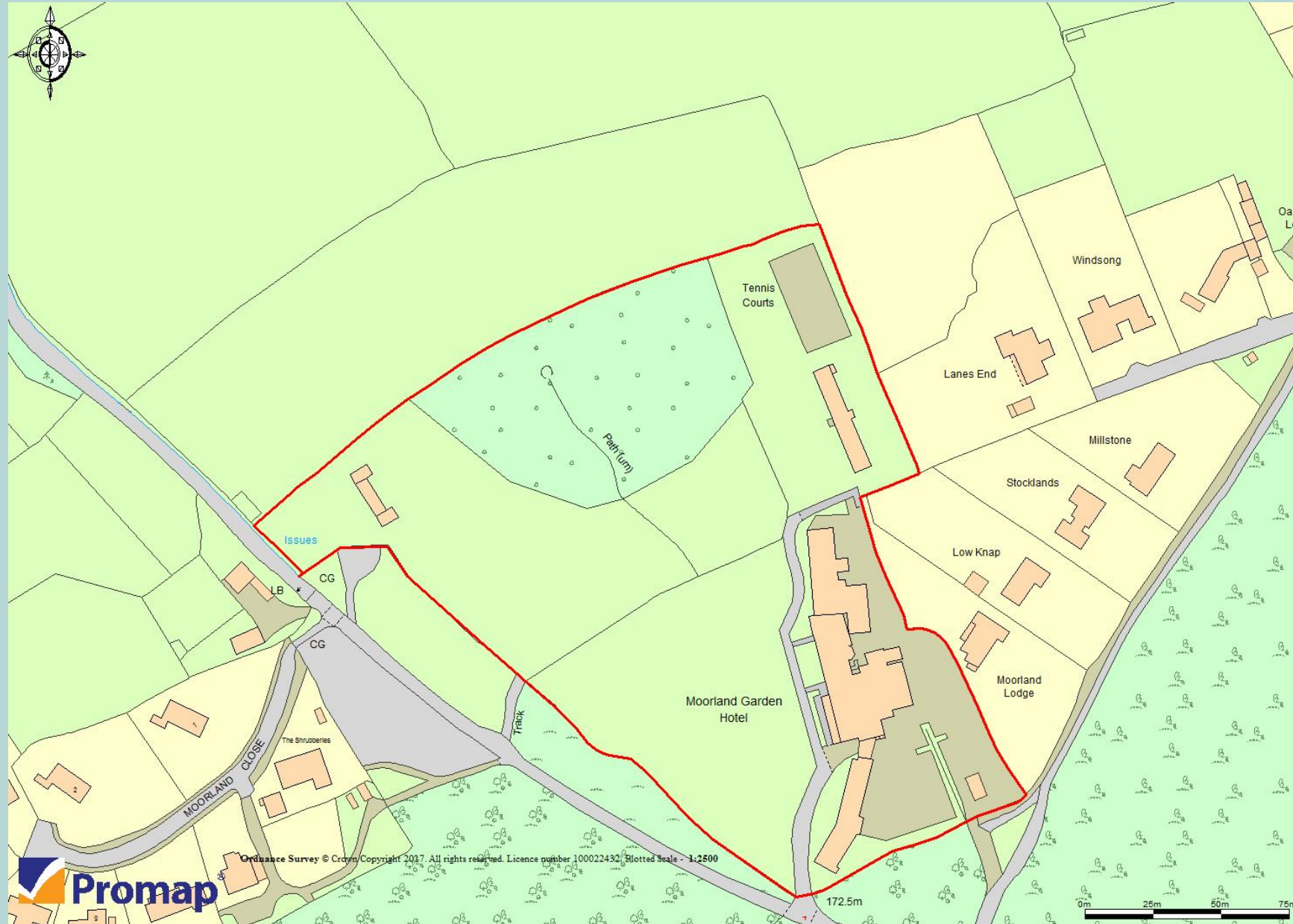
FUNCTION &
MEETING
FACILITIES 1 Ballroom (over 2 levels)
with independent bar
3 Conference Rooms

FOOD &
BEVERAGE Dining Room - 70 covers
Bar - 24 covers
Guest Lounge

PARKING 120 spaces on site



MOORLAND GARDEN HOTEL LOCATION





Moorland Garden Hotel – Historic Trading Results

In GBP	2016/7	2015/6	2014/5
NET TURNOVER	1,495,433	1,513,673	1,510,075
GROSS OPERATING PROFIT	1,184,517	1,187,676	1,143,718
OCCUPANCY	54%	51%	48%
AVERAGE ROOM RATE	63.52	61.98	60.89

LOCATION & POINTS OF INTEREST

The Moorland Garden Hotel is situated on the Edge of Dartmoor National Park, just minutes away from Plymouth & Tavistock. The property lies on the A368 with access to the A38 and the A30 with links to the M5 at Exeter.

PLYMOUTH CITY CENTRE	6 MILES
YELVERTON	2 MILES
TAVISTOCK	8 MILES
TRURO	58 MILES
PRINCETOWN	8 MILES
EXETER	49 MILES
BRISTOL	134 MILES
LONDON	243 MILES
EXETER AIRPORT	53 MILES
NEWQUAY AIRPORT	52 MILES

In terms of rail communication, national rail services are available at Plymouth with a regular direct service to London Paddington.



TENURE
Freehold : £1.95M

PROCESS
JLL have been appointed to sell the freehold interest in Moorland Gardens Hotel as a transfer of a going concern. No contact should be made with the operating company or any of their employees. Please contact JLL who are retained as sole and exclusive selling agents.

EPC: C

DATA ROOM
Full documentation to undertake due diligence is available within a data room. A non-disclosure agreement will need to be signed by any interested party

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MISREPRESENTATION ACT 1967 AND DECLARATION

Jones Lang LaSalle Limited for themselves and for the vendors of this property give notice that: a) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but to satisfy themselves by inspection or otherwise as to the correctness of each of them c) no person in the employment of Jones Lang LaSalle Limited has any authority to make or give representation or warranty whatsoever in relation to this property. August 2016.

PROPERTY MISDESCRIPTION ACT 1991

These details are believed to be accurate at the time of compilation but may be subject to subsequent amendment.