STANHILL COURT HOTEL

Charlwood | Horley | RH6 0EP

Index Linked Ground Lease for Sale

Country House hotel, bar and restaurant

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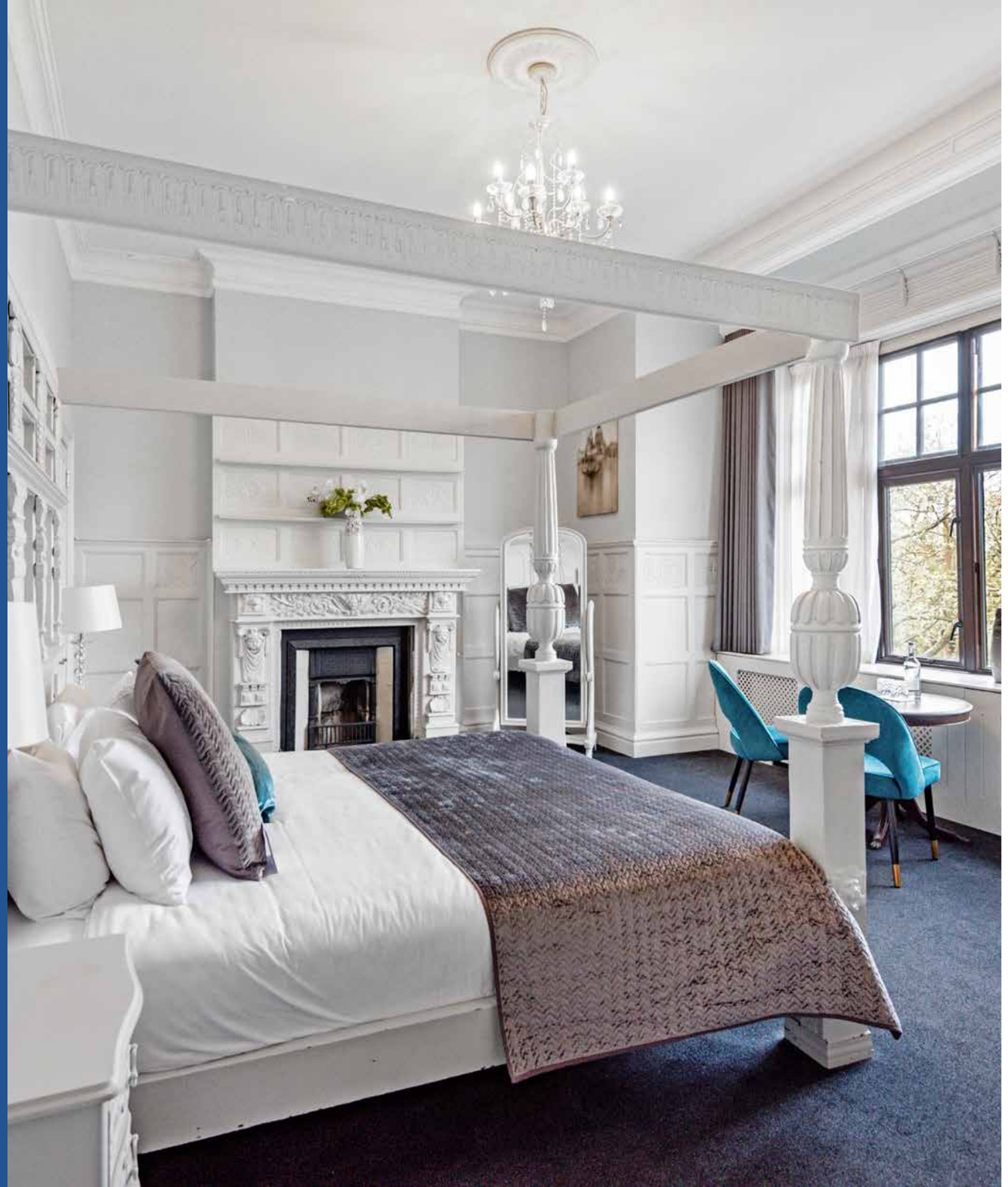
COMMERCIAL PROPERTY INVESTMENT



INVESTMENT SUMMARY

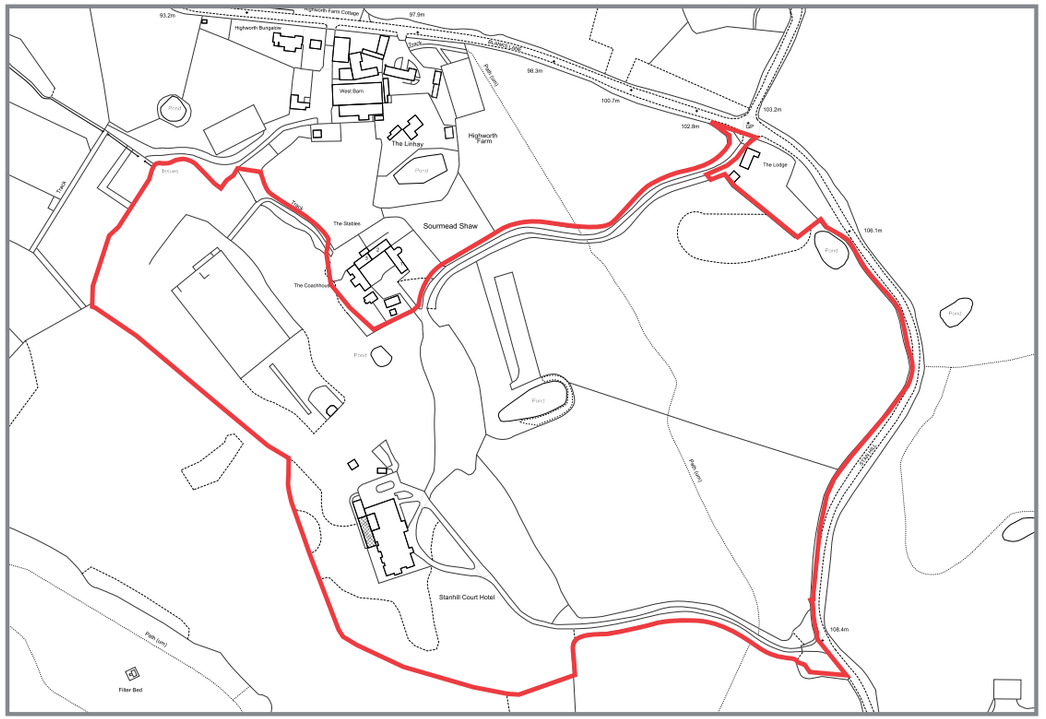
Secure, index linked ground lease to a country house hotel with over 168 years unexpired.

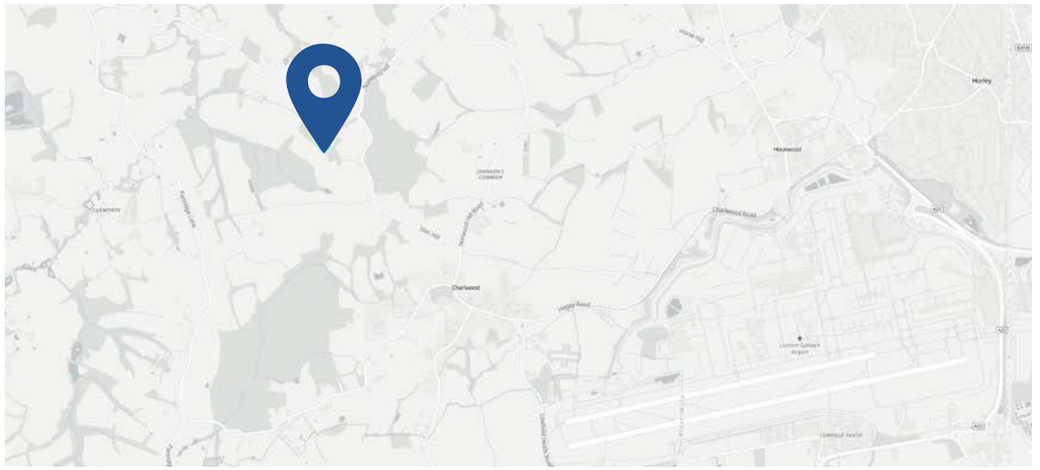
Profile:	Stanhill Court Hotel is a country house hotel located in 35 acres of ancient woodland, approximately five miles miles north west of Gatwick Airport and within 45 minutes of Central London. The hotel has been recently refurbished and provides 56 ensuite bedrooms, together with bar, restaurant and function areas.
Tenure:	Freehold
Lease:	175 years from 13 April 2018, without break. Over 168 years unexpired.
Tenant Option to Purchase:	N/A
Current Rent:	£102,063 pa (£1,823 per key)
Accrued Reversion (July 2025):	£112,904 pa (£2,016 per key)
Next Rent Review:	13/04/2028 and five yearly, upwards only thereafter.
Rent Review Basis:	Retail Price Index - collared at 1% pa and capped at 5% pa, compounded annually.
Projected Rental Reversion April 2028:	£122,203 pa (£2,182 per key)*
Tenant:	Stanhill Estate Limited (Company number 11035809)
Price:	Offers over **£XX,XXX,XXX**, exclusive of VAT. After deduction of assumed purchaser's costs of 6.80%, a purchase at this level would reflect the following:

Net Initial Yield (July 2025):	X.XX%
Equivalent Yield Accrued Reversion to June 2025:	X.XX%
Reversionary Yield - April 2028:	X.XX%*
Capital Value per Key:	£XXX,XXX

*Assuming 3% pa RPI until April 2028.

TENURE





RENT

Current Rent:	£102,063 pa (£1,823 per key)
Accrued Reversion to July 2025:	£112,904 pa (£2,016 per key)
Projected Rental Reversion - 15th December 2026:	£122,203 pa (£2,182 per key)*

*Assuming 3% pa RPI until April 2028.

TENANCY

The property is held subject to a 175 year ground lease from the 13th April 2018 until 12th April 2193.

The ground lease is subject to five yearly, upward only rent reviews. The next rent review is due on the 13th April 2028.

Rent reviews are calculated by reference to the Retail Prices Index. They are collared at 1% pa and capped at 5% pa and are compounded annually.

TENANT

The tenant is Stanhill Estate Limited (Company number 11035809) which is privately held by four shareholders.

Stanhill Court Hotel is a member of the Radisson Indviduals collection of hotels.

The hotel website is: **www.stanhillcourthotel.co.uk**

Stanhill Court Hotel has a Creditsafe Rating of 81A/100, classified as Very Low Risk.

PRICE

Offers over **£XX,XXX,XXX**, exclusive of VAT.

After deduction of assumed purchaser's costs of 6.80%, a purchase at this level would reflect the following:

Net Initial Yield:	X.XX%
Equivalent Yield - Accrued Reversion to June 2025:	X.XX%
Reversionary Yield - April 2028:	X.XX%*
Capital Value per Key:	£XXX,XXX

*Assuming 3% pa RPI until April 2028.

CONTACT

Further information can be obtained from the sole selling agents:

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COMMERCIAL PROPERTY INVESTMENT

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