

Invicta Hotel

PLYMOUTH

savills

Invicta Hotel

11/12 OSBORNE PLACE • LOCKYER STREET
PLYMOUTH • PL1 2PU

Plymouth City Centre 0.4 miles • Plymouth Train Station 1.2 miles
Plymouth Ferry Terminal 0.7 miles • Exeter International Airport 48 miles
(all distances are approximate)

The Invicta Hotel is a Grade II Listed, 4-star boutique hotel in a fantastic location on Plymouth Hoe, situated just a few minutes' walk from the sea front, Barbican, City Centre, Plymouth Pavilions and the Theatre Royal.

23 en suite bedrooms, some of which have benefitted from significant recent investment

AA 4-star Rated

Bowline Restaurant, Bar and Lounge

Large self contained function suite

Prominent position overlooking Plymouth Hoe Park

Opportunity to refurbish the remaining areas of the Hotel to an exacting standard



PLYMOUTH

Plymouth is the largest city in Devon with a population of over 250,000 and is a unitary authority. The city of Plymouth has traditionally had a maritime economy including the largest Naval Dockyard in the UK at Devonport, which attracts significant marine and maritime business. In addition, Plymouth is the preferred location for many regional and national firms' offices, as well as Plymouth University, which has a population of around 20,000 students.

As well as being a significant commercial centre, Plymouth is a popular tourist destination due in part to its geographical location. Steeped in history, the City is the home of Sir Francis Drake (a former Mayor of Plymouth) and the departure point of the historic Mayflower. In addition, it is well located to explore local attractions such as Drakes Island, the nearby South Hams and Dartmoor.

Visit Plymouth recorded that over 5.4 million tourists visit the city annually (2018), and has the goal to grow that number by 15% by 2030, and visitor spending by 30%. This is anticipated to generate 1,000 new jobs and bring the employment in tourism to 9,000 jobs. In 2021, Plymouth was the only market in the UK to have a RevPAR above 2019 levels based on STR's data.



LOCATION AND CONNECTIVITY

The Invicta Hotel is situated adjacent to Plymouth Hoe Park, which is ideally located to explore the Sea Front, Barbican, Plymouth Pavilions and the City Centre which is located around 0.4 miles from the Property.

The Invicta Hotel has excellent access to public transport with Plymouth train station around 1.2 miles away with journey times to London around 3 hours; Plymouth bus station is approximately 1 mile away. Plymouth ferry terminal is around 0.7 miles away from the Hotel and offers services to France and Spain. The A38 dual carriageway joins the M5 at Exeter and the International Airport at Exeter is just under 50 miles away.

THE INVICTA HOTEL

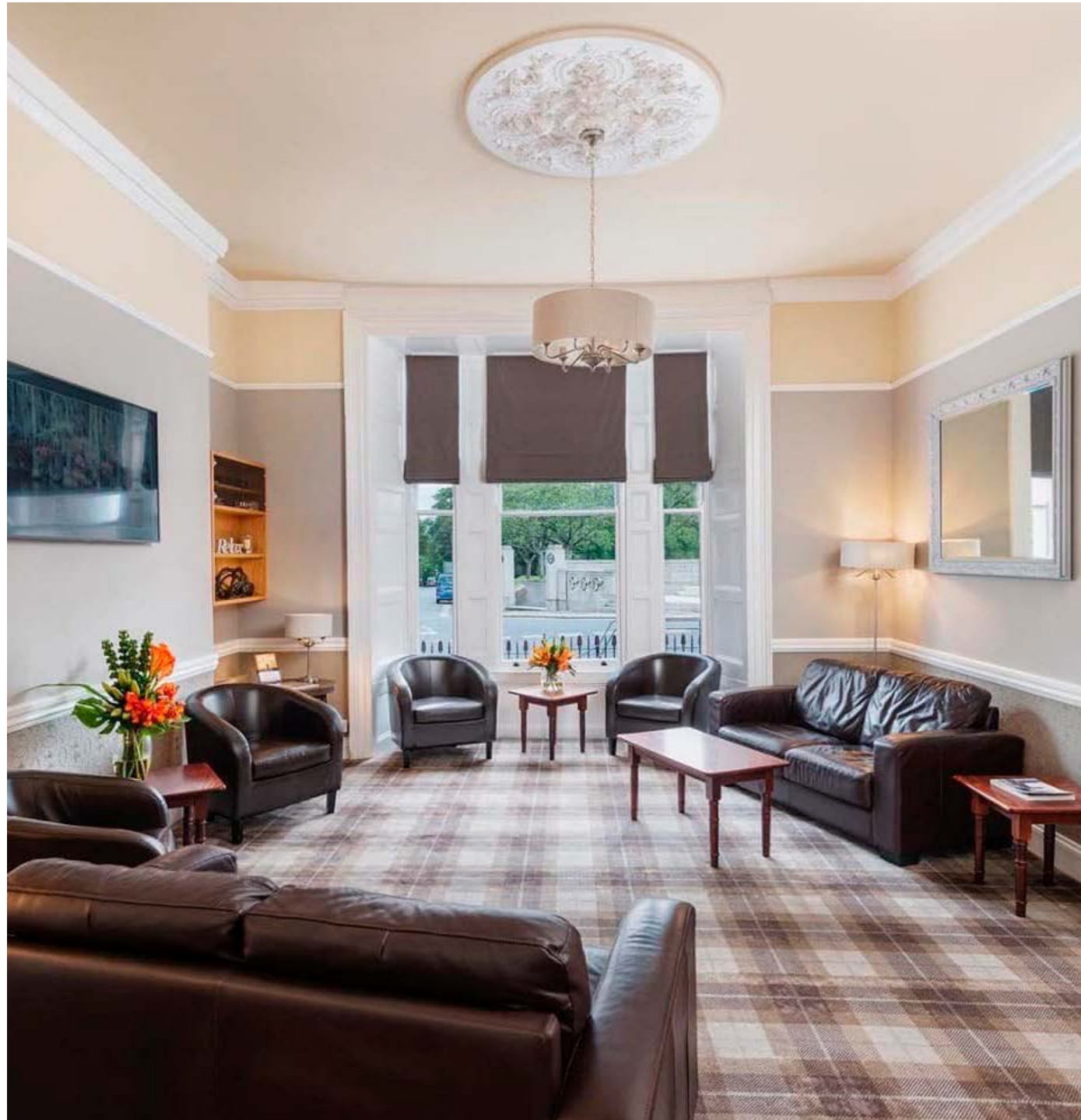
The Grade II Listed Hotel offers 23 en suite bedrooms, Bowline Restaurant, Bar and self contained function room with separate external access.

The first floor bedrooms, restaurant and function room have benefited from recent refurbishment to a high standard. The sale of the Invicta Hotel presents an exciting opportunity for an incoming purchaser to refurbish the remaining bedrooms to a similar standard to provide a boutique luxury accommodation offering in a fantastic position.

ACCOMMODATION

Guest accommodation is provided in 23 en suite bedrooms, arranged as follows:

Room Type	Number
Singles	4
Standard Twins	2
Standard Doubles	3
Standard Super King / Twin	1
Family	1
Triple	1
Classic Super King / Twin	2
Superior Super King / Twin	2
Superior Super King	6



PUBLIC AREAS

The Bowline Restaurant, Bar and Lounge are located on the ground floor of the Hotel, adjacent to the Hotel Reception.

Externally, to the front of the Hotel is a terrace, providing al fresco dining.

Capacities for these areas are as follows:

Area	Covers
Restaurant	32
Bar	25

FUNCTION ROOM

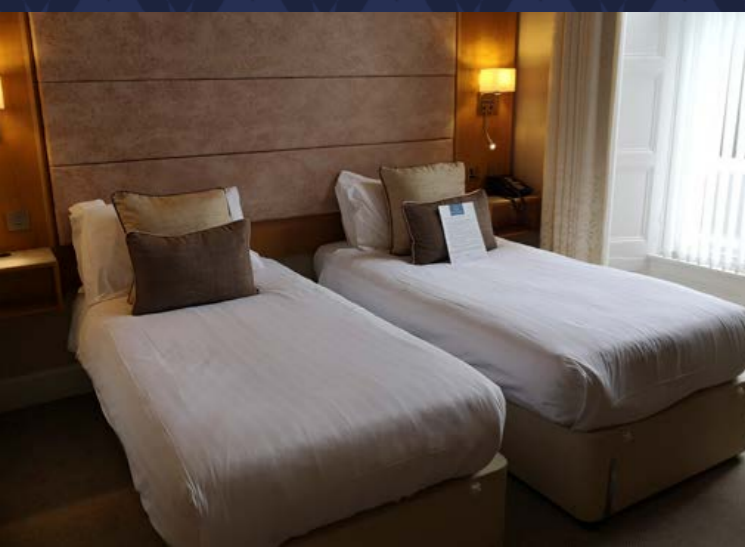
On the lower ground floor is a self contained function room with separate external access, its own bar and cloakrooms. The space has a capacity for functions of around 65 and is an excellent facility which can be operated with no impact on the operation of the hotel due to its facilities.

ANCILLARY AREAS

Back of house areas include commercial kitchen, dry store, and office.

EXTERNAL AREAS

Externally there is car parking to the rear of the hotel.



GENERAL INFORMATION

Services

All mains services.

Licences

Premises Licence.

Entertainment Licence.

Tenure

Freehold.

Energy Rating

EPC exempt.

Trade

The business is profitable and currently owner operated with a good mix of leisure and corporate trade. Further information can be provided to bona fide purchasers.

TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Fixtures and Fittings

Trade inventory will be included in the sale. Stock at valuation on completion.

Local Authority

Plymouth City Council

Address: Ballard House

West Hoe Road, Plymouth, PL1 3BJ

Tel: 01752 668000

planningconsents@plymouth.gov.uk

Rateable Value

£29,000 for the hotel and premises.

Contact

James Greenslade

jgreenslade@savills.com

M: 07870 555893

Harriet Fuller

harriet.g.fuller@savills.com

M: 07807 999768

Miranda Ashcroft

miranda.ashcroft@savills.com

M: 07773 657670

Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

IMPORTANT NOTICE Savills, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

22.04.14.JG. Capture Property 01225 667287.

