

CHAMPNEYS BEAUTY COLLEGE

CHESHAM ROAD, WIGGINTON, TRING, HERTFORDSHIRE,
HP23 6HX



UNIQUE DETACHED FREEHOLD INVESTMENT LOCATED ON THE CHAMPNEYS
TRING SPA RESORT ESTATE



THE ORIGINAL
CHAMPNEYS
HEALTH SPA

savills



HIGHLIGHTS INCLUDE:

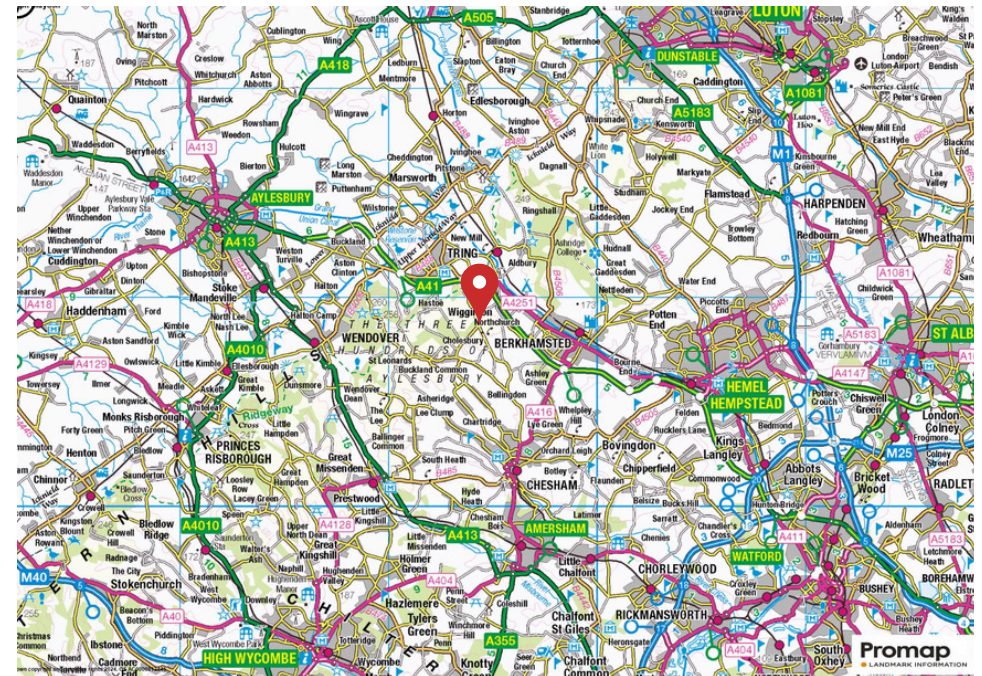
- Prime investment opportunity in enviable location
- The Freehold sits on the luxurious Champneys Tring Hotel and Spa estate
- Let to Champneys Tring Ltd with guarantee from Champneys Henlow Ltd
- 4A1 D&B Rating and 90/100 Incans Rating
- New 15 year FRI lease without break Commencing Rent of £175,000 per annum
- Index linked reviews in line with CPI subject to a collar of 2% per annum and cap of 4% per annum
- Site area approximately 1.75 acres (0.708 hectares)
- Lapsed planning consent for change of use to residential
- Offers in excess of £2,350,000 are invited representing a NIY of 7%

LOCATION

Champneys Beauty College forms part of the 170 acre Champneys Tring Spa Resort which is located in the beautiful Hertfordshire village of Wigginton which is located between Tring and Berkhamsted.

The property is located approximately 30 miles north west of London close to the Buckinghamshire borders and is accessible from both Chesham Road which provides the main entrance as well as from Rossway Lane which provides a secondary access from the eastern boundry of the Champneys estate. The surrounding area is typically made up of open countryside and large luxury residential properties.

Road communications are good with the A41 being easily accessible which provides access to the M25 with Tring and Berkhamsted railway stations providing excellent accessibility to Central London with journey times from 32 minutes.



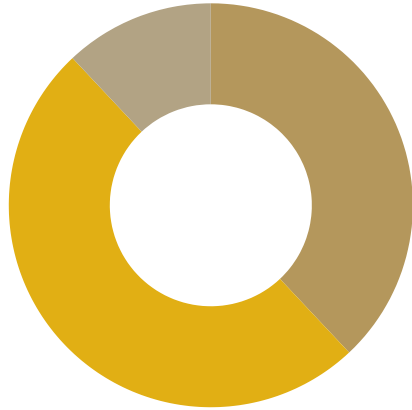
Tring is in Hertfordshire, about 48 km (30 miles) northwest of London, near the Buckinghamshire border. The town has very good transport links, including the A41 dual carriageway and Tring railway station, which provides regular services to London Euston and Birmingham.

Tring, a town with a population of around 12,000, is a mix of families, professionals, and retirees. It offers a unique blend of rural and urban lifestyles, making it a magnet for both residents and visitors.

The local economy includes retail, education, and tourism. Notable attractions include the Natural History Museum at Tring and the nearby Chiltern Hills Area of Outstanding Natural Beauty. The area also has various amenities, including shops, schools, and recreational facilities.

The college is 100 metres down on the left hand side positioned after the the grand entrance to the Champneys Hotel Estate just off the Chesham road.

DEMOGRAPHICS



38%
AB

50%
C1/C2

12%
DE

According to census records, 38% of people here have a social grade of AB, compared to the national average of 27% AB

DESCRIPTION

The Champneys Beauty College is a two-storey property comprising several classrooms, treatment rooms, and administrative offices. The site spans approximately 1.75 acres (0.708 hectares) and provides car parking for approximately 35 vehicles. The building is of brick construction and is designed with multiple large fenestration that provide natural light. It is constructed with a primarily pitched roof which is flat in part.

INTERNAL DESCRIPTION

Internally the college includes several distinct areas designed for both educational and administrative functions. The ground floor features a welcoming reception area with adjacent administrative offices, providing a central hub for operations. Multiple teaching rooms are equipped with specialised equipment for beauty treatments, accommodating hands-on learning experiences for students. There are also changing rooms, storage areas, and toilets to support the needs of both staff and students.

The first floor includes additional teaching rooms and a student common room, offering spaces for both instruction and relaxation. A library provides resources for study and research. Offices for tutors and staff and a meeting room are also provided at this level. The building also features an external staircase that offers access to the first floor.



FLOOR AREAS

The property has the following approximate gross internal areas:

UNIT	GIA (M2)	GIA (FT2)
Ground Floor	342	3,681
First Floor	202	2,174
Total	544	5,855

EXTERNAL AREAS

The Champneys Beauty College sits on a large site of 1.75 acres (0.708 hectares) and features a tarmac car park at the rear of the building, providing approximately 35 unmarked parking spaces.

PLANNING

The current planning use is as a Beauty College - Class C1. Planning permission was previously granted but lapsed in May 2024 for change of use from Class C1 to Class C3 residential. The planning reference number is 21/00993/FUL. The building also has good fall back potential for a variety of alternative uses including offices, nursery or care. All interested parties are advised to make their own enquiries with Dacourm Borough Council.

TENURE

Freehold. The property is let to Champneys Tring Ltd with guarantee from Champneys Henlow Ltd on a brand new 15 year FRI lease from May 2024 without break. The rent passing £175,000p.a is subject to five yearly rent reviews on an upwards only basis in which are reviewed in line with CPI subject to a collar of 2% per annum and cap of 4% per annum. Champneys have the benefit of a buy back clause (more details upon request).

COVENANT

Champneys's Beauty College was founded in 1976 at the current site Tring, Hertfordshire. An additional college was subsequently established in Holborn, London. During this time the Beauty College has built a name as one of the UK's leading beauty therapy training colleges.

We detail below a summary from external analytical companies of their opinion on the company, Champneys Tring Ltd.

INCANS® Tenant Global Score Equivalent Bond Default Risk



The INCANS® Tenant Global Score corresponds to the percentile risk the asset sits in vs. the global universe of companies over recent history

Based on the tenant's rent-weighted INCANS® 12 month Projected % Probability of Failure, the Equivalent Bond Default Risk for this Tenant is

BBB+



dun & bradstreet

RATING - 4A1

- Website - <https://www.champneyscollege.com/>
- Sales Revenue 2023 - £10,963,802
- Profit 2023 - £1,322,753
- Net Worth 2023 - £32,467,196
- <https://www.champneys.com/>

VAT

VAT is not applicable.

EPC

The property has an EPC Rating of C-60.

GUIDE PRICE

Offers in excess of £2,350,000 are invited for the benefit of our clients freehold interest. A sale at this level would reflect a net initial yield of 7% and a reversionary yield of at least 7.73% at rent review in May 2029 where the rent will increase to a minimum of £193,214 per annum assuming the minimum CPI uplifts of 2% per annum until the next rent review.



VIEWINGS

For a formal viewing, strictly by appointment with Savills.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.





① Existing Ground Floor Plan

Scale: 1:100



② Existing First Floor Plan

Scale: 1:100

NB. Not to scale



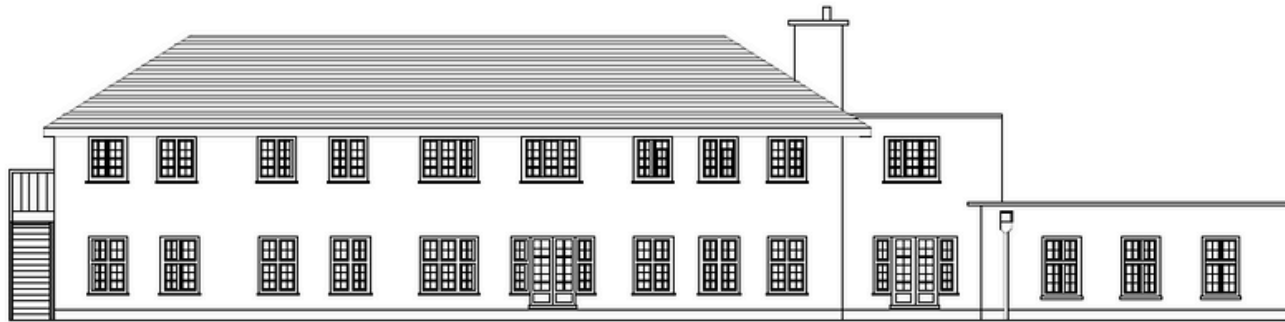
1 Existing Front Elevation

Scale: 1:100



2 Existing Right Elevation

Scale: 1:100



3 Existing Rear Elevation

Scale: 1:100



4 Existing Left Elevation

Scale: 1:100

NB. Not to scale

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