



## Metro Inns Newcastle

Ref: 6445159

Ponteland Road, Kenton Bank, Newcastle upon Tyne,  
NE3 3TY

Long Leasehold: £2,000,000

63 bedroom purpose built hotel

EBITDA in excess of £300,000

Superb location just off the A1

Run under management

Easily operated for a new owner

Energy Rating C



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## Description

A two storey detached purpose built hotel with approximately 45 parking spaces. The hotel sits in its own grounds and occupies a secluded position but with excellent access to the motorway.

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## Location

The Metro Inns Hotel is located less than a two minute drive from the A1 motorway at the Kenton Bar Interchange. The hotel is circa a 10 minute drive from Newcastle city centre, circa five minutes from Newcastle International Airport and circa 15 minutes from The Metro Centre.

The hotel is ideally located for guests visiting Newcastle upon Tyne. Newcastle is renowned for its buzzing culture and attracts significant numbers of tourists for its nightlife, shopping, historic cultural sites and visitors watching Newcastle United and Newcastle Falcons. The Kingston Park Newcastle Falcons ground is located one mile from the hotel.



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## Internal Details

Upon entrance to the hotel is a reception area, this leads through to the letting accommodation which is arranged over two floors.

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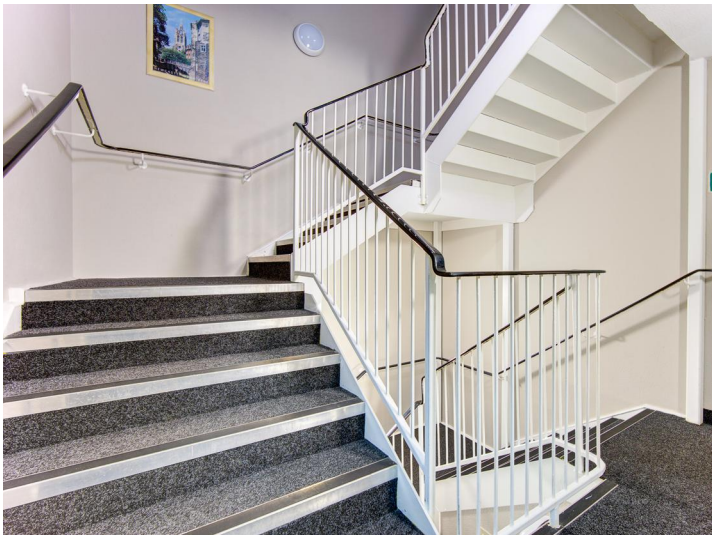
## Letting Accommodation

The hotel has 63 bedrooms, the breakdown of the bedrooms is as follows:  
3 standard doubles  
20 enhanced doubles  
40 doubles with extra bed.  
For every eight bedrooms there are two shower cubicles and two toilets.

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## Fixtures & Fittings

Fixtures and fittings are included with the exception of items that are personal to our clients.





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### Owner's Accommodation

There is a two bedroom managers flat with kitchen and bathroom. The manager's flat is a very useful benefit to the hotel allowing staff to stay on site if required.

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### External Details

There is a car park for approximately 45 vehicles.



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## The Opportunity

The Metro Inns Hotel is a very established business, having been owned by our client for the past 15 years. The hotel is run by management with very little input from the owner. It is our view that the hotel represents an excellent return on investment with minimal management input needed.

There is the opportunity to upgrade the hotel and add en suite facilities should a new owner wish to invest in this to increase the ADR.

The proximity of the hotel to Newcastle city centre, St James Park and Newcastle Airport hugely contributes to the success of the business.

The hotel website is [www.metroinnsnewcastle.co.uk](http://www.metroinnsnewcastle.co.uk)

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## Tenure

We are advised the hotel is held on a 125 year lease with approximately 95 years remaining. We are advised the rent is only £1 per year.

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## Staff

The hotel has an experienced manageress, in addition there are a range of full and part time members of staff.

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## Trading Information

Accounts to year end 31st July 2023 show net of VAT turnover of £757,878 with an EBITDA of over £300,000. Accounts can be supplied to genuinely interested parties.

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## Business Rates

Confirmation of business rates payable should be obtained from the local authority.



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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### David Lee

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Leeds



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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