



**MENT SUMMARY**

to acquire an existing purpose built, hotel with onsite parking and a restaurant.

est for a further 10 years and offers opportunity to increase area and room repurpose to an alternative use.

sq ft/3,063 sq m (all rooms measure c. 21 sq m).

North Finchley, less than a 20-minute walk from underground station (Northern line) and directly North Circular A406. Also, within a short walk to the dining amenities of North Finchley High Road.

Technology and Hospitality UK Ltd with an term of 10.5 years (until March 2035) with rent deposit and a £1m rent guarantee.

at on a passing rent of £890,695 p.a. 896 per bed.

is subject to three yearly upward only rent reviews. Next review March 2026.

24 Leisure Way was granted planning under the Great North Leisure Park regeneration will include c.1,500 new homes and c.2,000 sq m leisure and commercial space.



**The Oyo Hotel, North Finchley, N12 £12,950,000 null**

# LOCATION

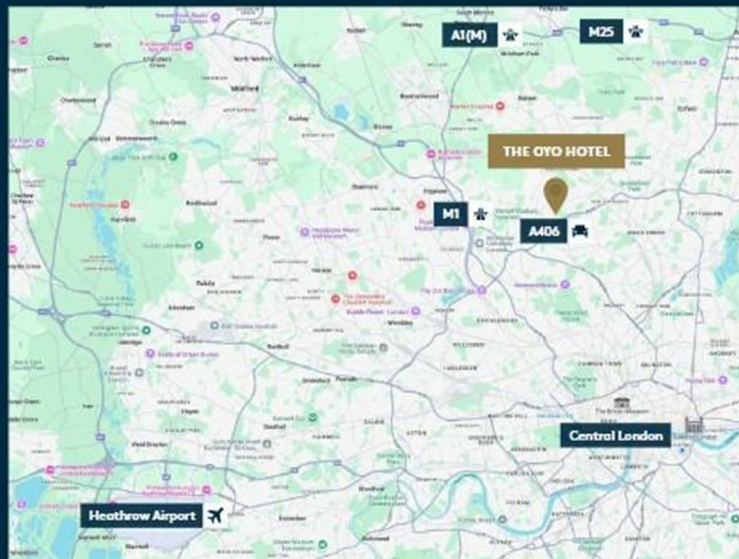
The hotel is situated in the London Borough of Barnet, less than 10 miles from Central London. The area offers a diverse mix of commercial, leisure, and residential spaces.

The hotel benefits from excellent transport links, with underground stations providing direct access to Central London in less than 30 minutes. It offers strategic road access, including the A1, M1, and M25 for access to the national motorway network, as well as the A406 for convenient travel around London. The hotel is also close to three international airports (Heathrow, Gatwick, Stansted) within an hour's drive time.

## ROAD TIMES (in minutes)



## TRAIN TIMES FROM WEST FINCHLEY (in minutes)



## DESCRIPTION

The property comprises a modern, mostly purpose-built hotel measuring 17,506 sq m. The ground floor, including kitchen and reception, is used for commercial purposes. Accommodation further comprises 88 en-suite bedrooms with an average of 15 sq m. There are 35 allocated parking spaces.



The Deck - bar terrace



Restaurant



Bedroom

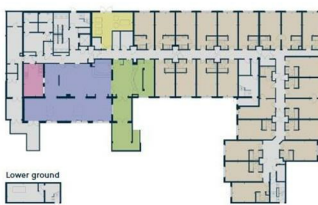


En-suite bedroom

- 35 CAR PARKING SPACES
- 88 EN-SUITE BEDROOMS
- RESTAURANT & BAR
- HOTEL RECEPTION

## FLOOR PLANS

**LOWER GROUND FLOOR** 11,828 SQ FT (1,098.82 SQ M)

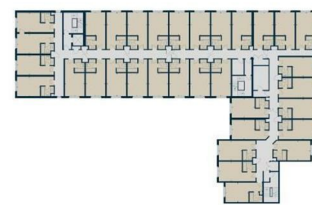


Legend: Kitchen, Restaurant, Reception, Office, Core

## ACCOMMODATION SCHEDULE

FLOOR	LAYOUT	SQ M	NO. OF ROOMS
Lower ground	22 ensuite bedrooms	28.98	22
Ground	Reception	1,098.82	11
	Restaurant & bar		
First	33 ensuite bedrooms	967.74	10
Second	33 ensuite bedrooms	967.74	10
<b>Total</b>		<b>3,063.28</b>	<b>32</b>

**FIRST/SECOND FLOOR** 10,417 SQ FT (967.74 SQ M)



THE OYO HOTEL, LEISURE WAY, NORTH FINCHLEY, LONDON N1

## FINANCIALS

The property is let to OYO Technology and UK Ltd at a rent of £890,695 p.a. for a term of 125 years from March 2020. The lease expires in March 2023. The lease is fully guaranteed by ORAVEL STAYS SINGAPORE PTE LIMITED with a £1m bank guarantee, plus a deposit. The rent is reviewed every three years based on RPI (excluding VAT and cap). The £890,695 currently in place is fixed at the March 2023 review.

## TENURE

**LEASEHOLD**  
The hotel is held on a superior lease granted 26th November 1999 for a term of 125 years (thus having over 101 years remaining).

**GROUND RENT**  
The property is subject to a ground rent of £130,972.00 p.a. (reviewed every 5 years based on RPI).

**SERVICE CHARGE**  
The service charge payable is currently c.£7,832.00 p.a. (which is being fully recovered from the tenant).

## TITLE PLAN



## PROPERTY INFORMATION

The property is managed by OYO Technology and UK Ltd. The company is a leading hospitality group with hotels and homes across 35 countries. It operates a fast-growing chain of fully owned, franchised and leased hotels that has been rapidly expanding in the UK since 2018. Further information can be found at: [oyorooms.com](http://oyorooms.com)

## ORAVEL STAYS SINGAPORE PTE LIMITED

Oravel Stays Limited operates a travel and hospitality software platform, which provides affordable and trusted accommodation that guests can book instantly.



## POTENTIAL DEVELOPMENT

The hotel is intended to expand the existing hotel by two floors, which would result in an 80-room hotel. Discussions have also taken place regarding the possibility of building a new area to the side of the hotel, to add a further 15 rooms. Potential uses for the space may be subject to the necessary planning. There has been no engagement with consultants, architects, or Barnet Council on these above plans.

## REGAL HOME SCHEME

In August 2024, Regal, in partnership with Joseph Partners, obtained planning permission for the redevelopment of Great North Leisure Park. The plans include 1,500 homes, a new leisure centre, and 2,000 sq m of commercial floorspace. This redevelopment aims to create a vibrant new neighbourhood with local services, amenities, and green community spaces. These proposals are expected to bring significant economic benefits to the town centre.



£9,000

ESTIMATION OF BARNET RENTING TO THE 2021, THE SECOND MOST RATED LONDON BOROUGH

9.2%

THE INCREASE IN THE NUMBER OF BARNET RESIDENTS BETWEEN 2011 TO 2021

£675,145

AVERAGE SOLD HOUSE PRICE IN NORTH FINCHLEY FOR JULY 2022 TO JUNE 2023

£534,000

AVERAGE SOLD HOUSE PRICE IN LONDON IN JULY 2023

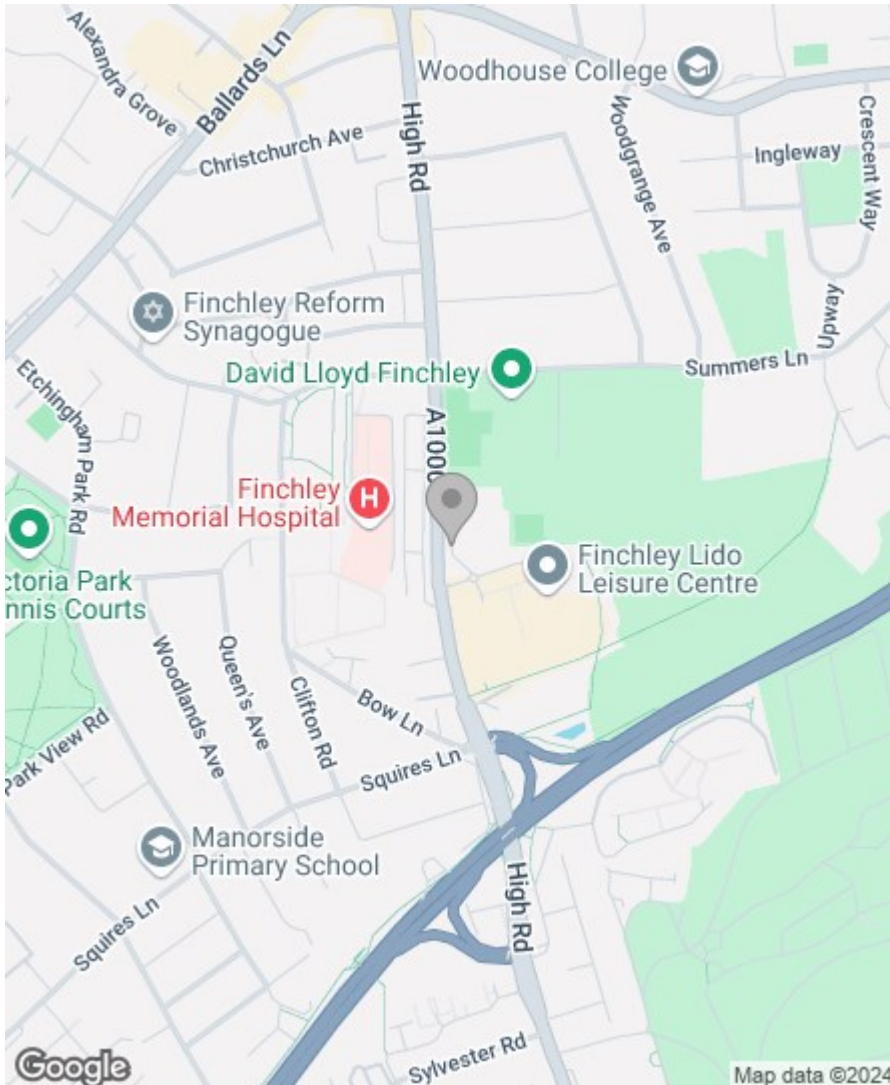
Source: National Statistics, Barnet Council

**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

Location	North Finchley, N12
Price	£12,950,000
Bedrooms	0
Bathrooms	0
Receptions	0
Council	
Tax Band	
Furnishing	null

## Key Features



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Greenstone Estates Ltd  
Registered in England & Wales  
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We are members of



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