



MENT SUMMARY

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

set 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 £12,000,000 null

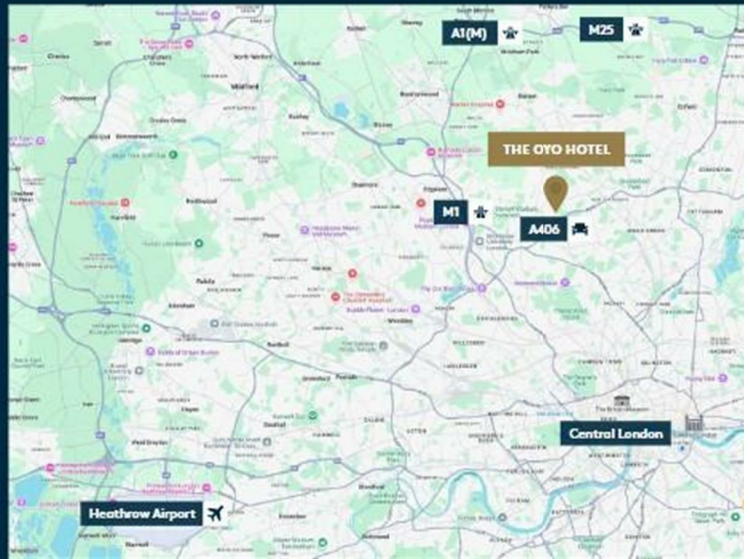
LOCATION

Leisure Way 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 new, purpose built hotel measuring 11,828 sq m. The ground floor, including kitchen and reception, measures 2,896 sq m. The accommodation further comprises 1,500 bedrooms with an average size of 10 sq m. There are 35 allocated parking spaces.



The Deck - bar terrace



Restaurant



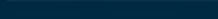
Bedroom



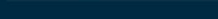
En-suite bedroom



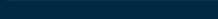
35 CAR PARKING SPACES



88 EN-SUITE BEDROOMS



RESTAURANT & BAR



HOTEL RECEPTION

FLOORPLANS

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

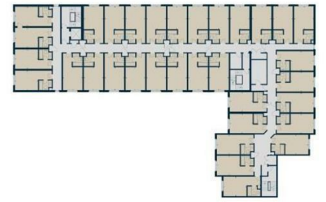


Legend: Rooms, Kitchen, Restaurant, Reception, Office, Core

ACCOMMODATION SCHEDULE

FLOOR	LAYOUT	SQ M	SQ FT
Lower ground		28.96	
Ground	22 ensuite bedrooms	1,098.82	11,828
	Reception		
First	33 ensuite bedrooms	967.74	10,417
Second	33 ensuite bedrooms	967.74	10,417
Total		3,063.28	32,962

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



THE OYO HOTEL, LEISURE WAY, NORTH FINCHLEY, LONDON N11

FINANCIAL

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 on 28th November 1999 (thus having over 101 years remaining). The lease is guaranteed by ORAVEL STAYS SINGAPORE PTE LTD with a £1m bank guarantee, plus a deposit. The rent is reviewed every three years based on RPI (collar and cap). The £890,695 currently is fixed at the March 2023 review.

TENURE

LEASEHOLD
The hotel is held on a superior lease granted 28th 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



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.

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POTENTIAL DEVELOPMENT

Regal intend to expand the existing hotel by two floors, which would result in an 1,500 room hotel. Discussions have also taken place regarding the building of a new area to the side of the hotel, to add a further 15 rooms. The plans for the space may be subject to the necessary planning. There has been no engagement with consultants, architects, or Barnet Council on the 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

POPULATION OF BARNET
ACCORDING TO THE 2021
CENSUS, THE SECOND MOST
POPULATED 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

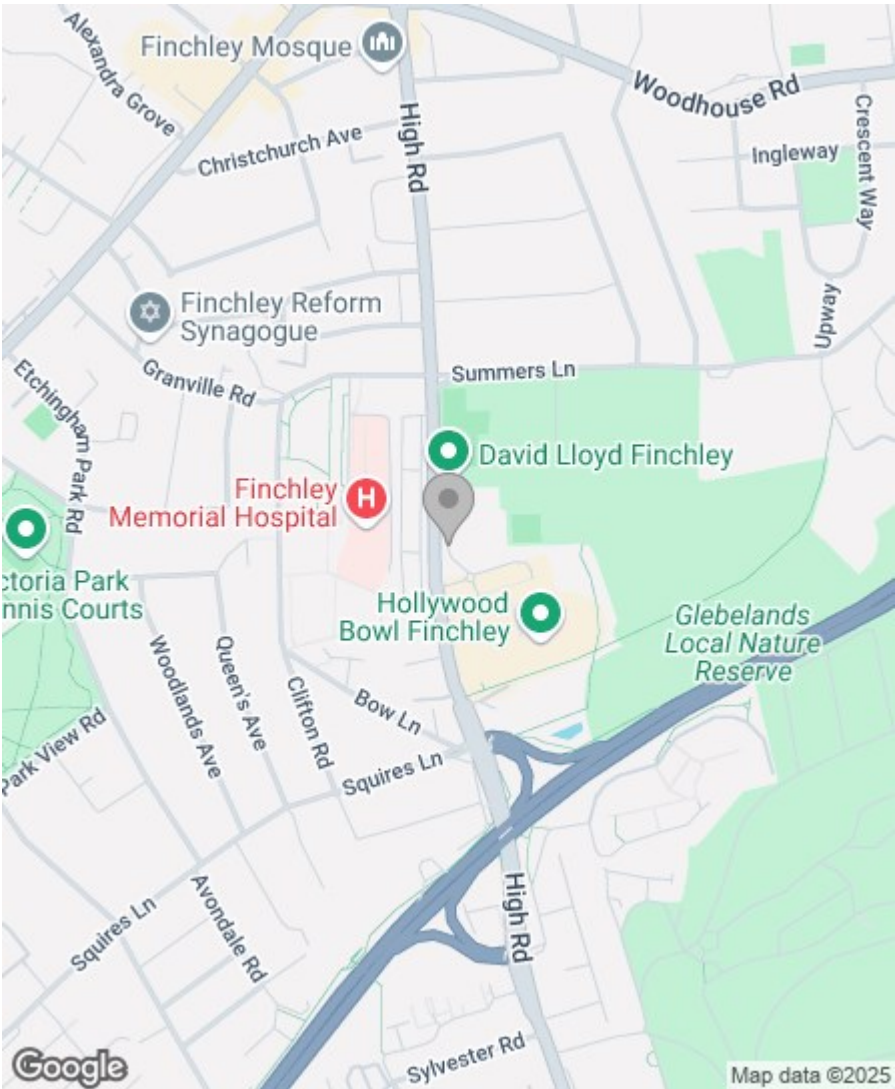
Source: National Statistics, Barnet Council

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FLOOR PLAN**


Property Overview

Location	North Finchley, N12
Price	Offers In Excess Of £12,000,000
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
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London NW8 0RG

We are members of



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