

TO LET

“TURNKEY” HOTEL & LEISURE OPPORTUNITY

Amble Northumberland NE65 0PE



Location

Amble is a prosperous coastal town located 30 miles north of Newcastle, 40 miles south-east of Berwick-upon-Tweed and 15 miles north-east of Morpeth.

The town is located on the A1068 road which links with the A1, 9 miles to the north-west and the A189 (which leads to Newcastle) 14 miles to the south. The nearest rail service is at Alnmouth, approximately 8 miles to the north-west with Newcastle International Airport providing the nearest air link.

The development is located on a prominent site on the A1068, just south of Coquet Enterprise Park. It is a superb location for a hotel holding a prominent position on the North East Coastal Route and directly opposite a new Persimmon housing development, sitting as part of a wider investment of Coquet Enterprise Park and complementary to the investment in housing and the quayside.

The Opportunity

Site Area	1.12 ha (2.77 acres)
Ground Floor bar/restaurant	Front of house 380 sq m (4,090 sq ft) Back of house 189 sq m (2,034 sq ft) 150 covers
Outdoor terrace	circa 100 covers
Bedrooms	30 en-suite (mix of family and twin rooms)
Car Parking Spaces	64

The development is owned by Arch – The Northumberland Development Company, the commercial arm of Northumberland County Council, who operate as an investment and asset-based business with a £280m portfolio of commercial and residential property.

Arch is committed to the regeneration of Northumberland, and Amble in particular, and are looking to deliver a cohesive investment masterplan that will deliver jobs and contribute to the economy of the town.

With regard to the site, they are looking to work with third parties to deliver a mix of uses on Coquet Enterprise Park, which could include in addition to the hotel, a veterinary practice, caravan park, retail units and a manufacturing facility.

Further details can be found at www.archnorthumberland.co.uk.

Expressions of interest are sought by 7 April 2017 from an established hotelier to deliver a bespoke, high quality hotel and leisure facility that will add an extra dimension to Amble.

Planning

Planning has been granted for the construction of a new hotel comprising 30 en-suite bedrooms; bar and restaurant; outside terrace; children's play area and associated car park. Full details can be found via Northumberland County Council website – planning ref: 16/04307/FUL.

Terms of Offer

Interested parties will be required to provide the following information:

- Demonstrate a track record of successful management and operation of hotels in market town settings.
- Confirm the identity of the proposed tenant and/or guarantors and provide supporting financial data that demonstrates the capacity and capability to meet the rental and other obligations.
- Rental offer based on:
 - Entering into an Agreement for Lease for a minimum term of 20 years on a full repairing and insuring basis.
 - Agreeing a turnkey specification.
 - Set out an indicative timetable for entering into an Agreement for Lease by summer 2017.

Rent

Rental offers in excess of £200,000 per annum exclusive of rates and VAT are required, subject to the other terms and agreement on the specification.

Legal Fees

Each party is to be responsible for their own legal fees incurred in documenting the lease.

VAT

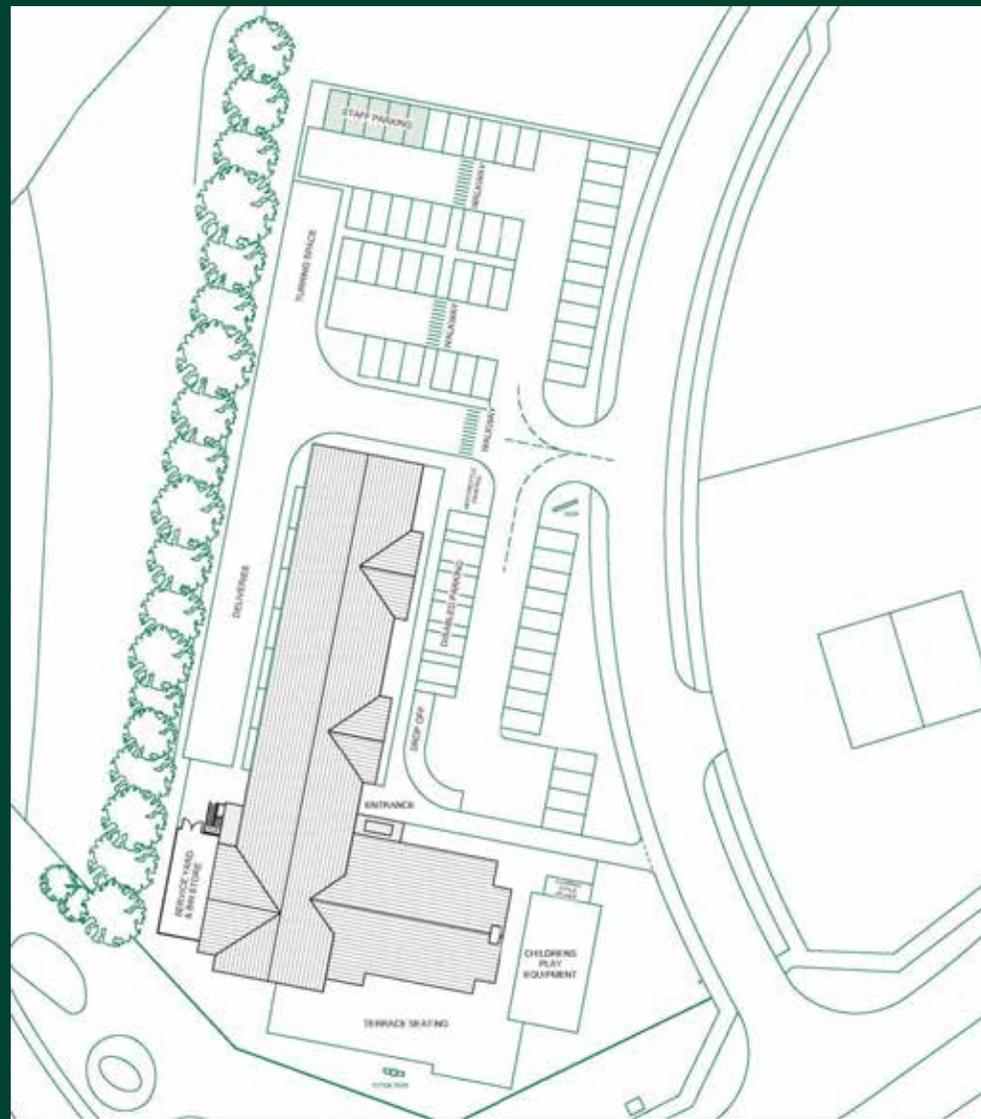
All figures within these terms are exclusive of VAT where chargeable.

Viewing & Further Information

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