Premier Inn

PRIME SOUTH EAST HOTEL INVESTMENT

PREMIER INN DOVER CENTRAL,
MARINE PARADE, DOVER, KENT CT16 1LW

CLAYSTREET

INVESTMENT SUMMARY

- Dover is home to the iconic White Cliffs and is a vital gateway to Europe serving as one of **Northern Europe's busiest cruise and freight hubs**, handling 2.2 million freight vehicles and £144 billion of goods per year.
- The property occupies a **prime position on Marine Parade** in the heart of Dover's Marina, between the Dover Cargo and Cruise Terminals and The Port of Dover, and is just moments from Dover Castle.
- **Purpose-built 126-bed hotel** constructed in 2002 with a modern extension added in 2019.
- **Let on a FRI lease to Premier Inn Hotels Ltd**, guaranteed by Whitbread PLC, until 26th March 2044 providing an unexpired term certain of **18.1 years to expiry** and 13.1 years to break.
- Current passing rent is **£871,891 per annum** reflecting a low room rate of £6,920 per room.
- **5-yearly rent reviews** linked to CPI (0% collar and 4% cap) compounded annually with the next rent review on the 27th March 2029.
- The rent is forecast to increase to **£974,669 per annum.**
- Premier Inn is the largest UK hotel brand and achieved over £1.3 billion in revenue in 2024/25. **It has a D&B rating of 5A1**.
- **EPC B (45)**, expiry May 2034.
- **Freehold.**

We are inviting offers in excess of **£13,600,000** subject to contract and exclusive of VAT.

A purchase at this level will reflect a **Net Initial Yield of 6.01%** and a **Reversionary Yield of 6.72%** in 2029. The property has a **capital value of £108,000 per room** after allowing for purchaser costs of 6.72%.

OPPORTUNITY TO ACQUIRE A PRIME REVERSIONARY LONG INCOME DOVER HOTEL

OFFERS IN EXCESS OF
£13,600,000

NET INITIAL YIELD
6.01%

REVERSIONARY YIELD
6.72% (March 2029)

LOCATION

Dover is a major commercial centre located on the south east coast of Kent, 75 miles south east of London and 15 miles south west of Canterbury. Dover Strait is located at the narrowest part of the English Channel, just 21 miles west from Cap Gris Nez in France. This strategic position makes it the UK's primary gateway to Europe and the busiest ferry port in Europe.

The iconic White Cliffs of Dover, Dover Castle and Western Heights ensure Dover is a key tourist destination, attracting 4.5 million visitors per year.

Dover is one of the busiest cruise ports in Northern Europe, welcoming over 20 individual cruise lines and 200,000 cruise passengers every year, supporting the town's wider visitor economy.

The port saves British businesses and consumers £3bn compared to using alternative routes.

Dover handles 2.2 million freight vehicles, 1.6 million tourist vehicles and 8.9 million passengers per year.

The Port recently launched a £250 million redevelopment of the Western Docks, adding new cargo berths, a logistics and distribution facility, and revamping the marina.

Dover is responsible for 33% of all trade in goods in the EU equivalent to £144 billion worth of goods.

CONNECTIVITY

BY CAR

Located on Marine Parade just off the A20, providing direct access to the M20 and A2/M2 for fast routes to London, the M25 and the national motorway network. The Port of Dover is only a short 2-minute drive away.

BY FERRY

The hotel is adjacent to the Dover Ferry Terminal, which provides multiple ferry crossings daily to Calais and Dunkirk, France, in addition to being one of the busiest cargo ports in the UK and Northern Europe.

BY TRAIN

Dover Priory Station is on the HS1 line, providing high-speed services to London St Pancras in just over one hour. There are also direct connections to Folkestone, Ashford, Ramsgate and Sandwich. The hotel is a 30-minute drive from Eurotunnel Le Shuttle at Folkestone, which offers 35-minute crossings to Calais, France.

BY BUS

Regular local buses from Dover town centre provide easy connections to Canterbury, Folkestone, and nearby areas.

BY PLANE

Gatwick Airport and London City Airport are easily accessible via the M20 and A2/M2.

RAIL FROM DOVER PRIORY

Sandwich	24 min
Ashford International	27 min
Canterbury	28 min
Ramsgate	37 min
Stratford International	1 hr 1 min
London St Pancras	1 hr 12 min

INTERNATIONAL BY CAR

Port of Dover	2 min
Folkestone Eurotunnel	21 min
Calais	1 hr 30 min
Brussels	3 hr 52 min
Paris	4 hr 46 min
Amsterdam	6 hr 11 min

SITUATION

KEY

A Dover Priory Train Station	F Dover Castle Keep
B Priory Gate	G Roman Lighthouse
C Dover Museum & Bronze Age Boat Gallery	H Secret Wartime Tunnels & Underground Hospital
D Dover Bus Station	I Dover Marina
E Maison Dieu Museum	J Western Heights 19th Century Military Fortifications

DESCRIPTION

Modern, purpose-built 126-bedroom hotel, originally constructed in 2002 with an extension to the northwest of the property completed in 2019.

The property is arranged over ground and three upper floors. The hotel boasts a variety of bedrooms ranging from double rooms to family and accessible rooms. Each room is en-suite and benefits from a power shower, TV, free Wi-Fi, vanity area and tea & coffee facilities.

Table Table Restaurant is on the ground floor and offers breakfast, lunch and dinner. The on-site car park provides 80 spaces, which costs £5 for 24 hours, and is accessed off Marine Parade.

- **126 KEYS**
- **NEAR DOVER FERRY**
- **80 SPACES**
- **SEASIDE LOCATION**
- **FREE WI-FI**
- **ALL DAY RESTAURANT & BAR, 120 COVERS**
- **TRIPADVISOR 4.0/5.0 EXCELLENT**

TENANCY

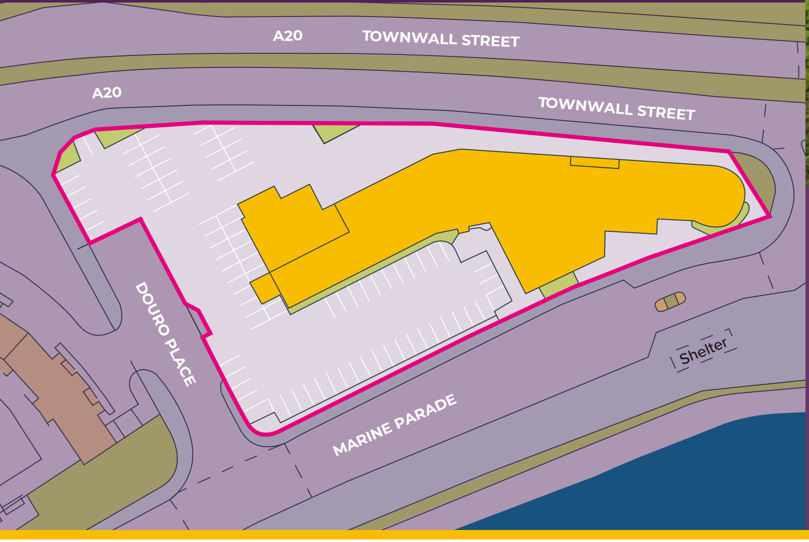
The hotel is let on a full repairing and insuring lease to **Premier Inn Hotels Limited** for a term of 25 years from 27th March 2019, expiring on the 26th March 2044. The lease includes a break option on 27th March 2039 and therefore provides 18.1 years to expiry and 13.1 years to break.

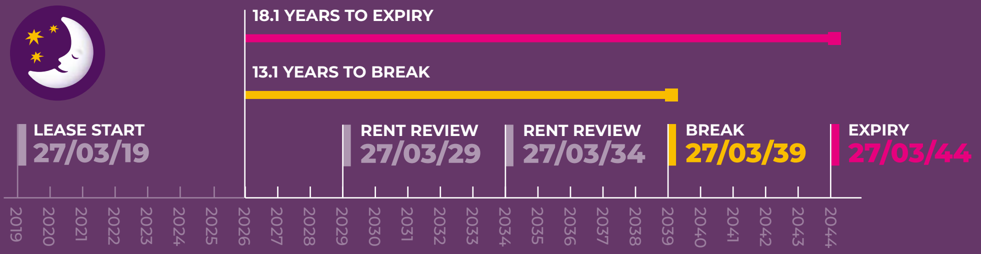
The current passing rent is **£871,891 per annum**, reflecting £6,920 per key. The rent is subject to 5 yearly CPI rent reviews collared at 0% and capped at 4%, compounded annually.

The next rent review is on the 27th March 2029.

Based on ONS historical CPI data and OBR CPI forecast, with a 0% collar and a 4% cap applied when the index falls outside of this range. The rent is forecast to increase to **£974,699 per annum** in 2029.

The lease benefits from a guarantee from Whitbread PLC.





TENURE

Held on a Freehold title under reference K801694.

SITE AREA

The site area extends to approximately 1.17 acres (0.47 hectares).

Premier Inn

PREMIER INN HOTELS LIMITED
COMPANY NO. 05137608

Premier Inn is the UK's largest hotel operator with over 850 hotels and 85,000 rooms. It focuses on budget-conscious travellers, delivering affordable stays without compromising quality. The brand consistently outperforms the Midscale & Economy market with a RevPAR premium of £5.49, maintaining its position as the UK's leading hotel chain.

In 2024, Whitbread announced a five-year plan to deliver £300m profit to the group. This includes converting 112 Brewers Fayre and Beefeater restaurants, adding 3,500 rooms to Premier Inn's UK network, and opening a further 1,500 bedrooms from the committed pipeline.

Whitbread's H1 FY2025 results highlighted robust performance for Premier Inn UK, with occupancy reaching 83.1% and an average daily rate (ADR) of £84.16, generating RevPAR of £69.93.

Premier Inn Hotels Ltd holds a D&B rating of 5A1, indicating very low risk of business failure.

PREMIER INN	27/02/25	29/02/24	02/03/23
Turnover (000's)	1,358,981	1,357,054	1,210,845
Pre-tax Profit (000's)	381,620	400,225	380,349
Net Assets (000's)	1,401,060	1,119,419	1,312,487

WHITBREAD

WHITBREAD GROUP PLC
COMPANY NO. 00029423

Premier Inn is owned by Whitbread Group PLC, a FTSE 100 company and the UK's largest hospitality business

Whitbread operates a diverse portfolio of well-known brands, including Beefeater, Whitbread Inns, Bar + Block, Brewers Fayre, and Table Table.

The Group benefits from a robust, asset-backed balance sheet, with 55% of its UK estate owned freehold (rising to 57% when including the committed pipeline).

Whitbread Group PLC has a D&B rating of 5A1 representing very low risk of business failure.

WHITBREAD	27/02/25	29/02/24	02/03/23
Turnover (000's)	2,921,900	2,959,900	2,625,200
Pre-tax Profit (000's)	465,000	428,500	338,300
Net Assets (000's)	2,820,400	2,596,100	2,294,900

Occupancy for Premier Inn UK was 83.1% in Q2 FY2026

Over 8,000 hotel bedrooms committed in the UK pipeline

780 rooms opened in H1 2025

Fitch rate Whitbread Group PLC at BBB rating

RevPAR for Premier Inn UK was £76.99 in Q2 FY2026, at a premium to the wider M&E market of £6.40

Over 5 million customers every month

DOVER HOTEL MARKET

Dover's hotel market, while compact, is highly efficient and tightly focused, comprising 14 well-positioned properties with approximately 642 rooms. The economy and midscale segments represent a strong 54% of supply, providing broad appeal, while upper-midscale and upscale hotels round out a diverse and competitive offering.

This curated inventory enables hotels to serve a wide and dependable mix of demand, from international tourists and cruise passengers to port-related travellers. With such limited room stock, the market often reaches capacity during peak periods, underscoring the depth of demand and the potential for further growth.

Market performance remains robust. As of December, 12-month occupancy averaged 75.9%, performing broadly in line with national benchmarks. The Average Daily Rate of £71.56, delivered a healthy RevPAR of £54.34.

With consistently firm pricing, solid leisure demand, and virtually no new supply entering the market, Dover's hotel operators are exceptionally well placed to sustain positive trading momentum and benefit from continued demand pressures.

DOVER HOTEL MARKET DECEMBER 2025

OCCUPANCY	ADR	RevPAR
75.9%	**£71.56**	**£54.34**

(Source: Costar Dover Hospitality Market)

INVESTMENT COMPARABLES

DATE	ADDRESS	TENURE	KEYS	TERM CERTAIN (BREAK)	RENT REVIEW PROVISION	PRICE	YIELD	CAP VAL PER ROOM
Subject Property	**Premier Inn Dover Central**	**Freehold**	**126**	**18.1 (13.1)**	**5-yearly CPI: 0% - 4%**	**£13,600,000**	**6.01%**	**£108,000**
Dec-25	Premier Inn Portfolio - Project Apple 2.0	TBC	955	30	5 yearly CPI	£88,700,000	5.25%	£92,880
Dec-25	Premier Inn - Edinburgh Central	Heritable	112	30	5 yearly CPI 0% - 4%	£24,500,000	4.75%	£81,696
Oct-25	Premier Inn - Magden Park, Llantrisant	Freehold	79	18.5	5 yearly CPI 0% - 4%	£7,460,000	6.00%	£94,430
Sep-25	Premier Inn Portfolio - Project Apple 1.0	Freehold	446	30	5 yearly CPI	£44,000,000	5.24%	£98,655
Sep-25	Premier Inn - London Clapham	Freehold	105	30	5 yearly CPI	£19,000,000	4.50%	£180,952
Aug-25	Premier Inn - Manchester City Centre	Long Leasehold	143	25	5 yearly CPI	£13,700,000	4.78%	£95,804
Jun-25	Premier Inn - Peterborough	Freehold	126	20.5	5-yearly CPI 0% - 4%	£12,000,000	5.85%	£95,238
Apr-25	Premier Inn and McDonalds - Salisbury	Freehold	65	18.8	5-yearly CPI 0% - 4%	£9,700,000	5.70%	£140,769

FURTHER INFORMATION

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that the sale will be structured as a Transfer of a Going Concern.

AML

The purchaser will need to satisfy both the vendor and Clay Street's AML policies.

EPC

The property benefits from an EPC rating of B(45), expiring May 2034.

DATA ROOM

A data room has been set up to provide details of all the property and legal information which is deemed relevant to the sale. This will include the following information:

- Title information
- Occupational Lease
- Hollis Building Survey
- Groundsure Phase 1 Environmental Survey
- EPC
- External Wall System Fire Risk Assessment

PROPOSAL

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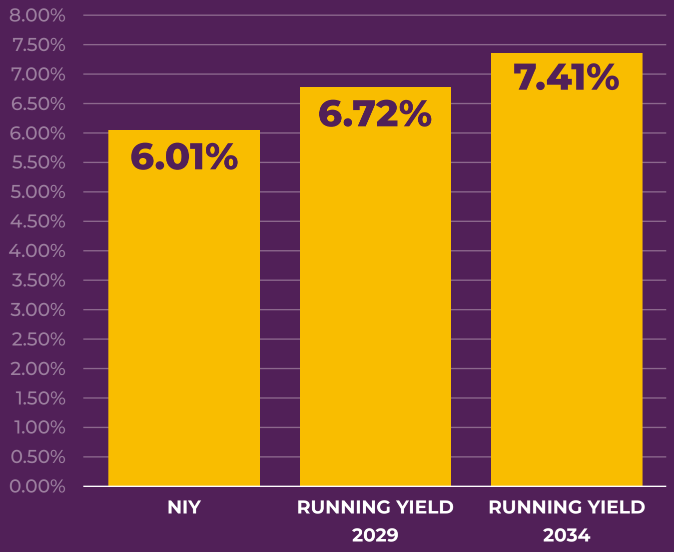

OFFERS IN EXCESS OF
£13,600,000

NET INITIAL YIELD
6.01%

REVERSIONARY YIELD 2029
6.72%

RUNNING YIELD 2034
7.41%

CAPITAL VALUE PER ROOM
£108,000

CONTACTS

Should you require further information or would like to arrange a viewing, please contact:

CLAYSTREET

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