

FOR SALE

A fully operational serviced apartment block with
14 self-contained units and restaurant



LUXURY EXCLUSIVE

INVESTMENT SUMMARY

- Offers over £1,600,000.
- Average annual turnover of £480,000 (based on last three years)

	SEP 2021 - 2022	SEP 2022 - 2023	SEP 2023 - 2024
Rooms Revenue	£472,276.00	£458,984.00	£447,433.00
Restaurant Rent *	£20000.00	£20000.00	£20000.00
Total	£492,276.00	£478,984.00	£467,433.00
Total Overheads	£270,345.00	£230,036.00	£268,634.00
EBITDA	£221,931.00	£248,948.00	£198,799.00

paid weekly *

- Part income secured against lease to award winning restaurant "Aven".
- 14 Self Contained Serviced apartments: self-check-in on all apartments.
- Located in the prestigious Winkley Square.
- 5 min from Preston Station.
- 3 parking spaces.

STYLISH UNIQUE CLASSIC

PROPERTY DETAILS

Each of the 14 apartments is elegantly decorated in a unique style, complete with Egyptian cotton sheets. All accommodations come with private bathrooms featuring power showers or baths. The kitchenettes are equipped with microwaves, and complimentary tea, coffee, and biscuits.

Upgraded studios feature sofas, beds, and/or dining tables. Complimentary limited parking is available.

The property is Freehold with 3 parking spaces and has the following specifications:

Basement - 269.6 m² / 2901.947 ft²

Ground floor - 397.6 m² / 4279.7 ft²

First floor - 344.6 m² / 3709.2 ft²

Second floor - 271.8 m² / 2925.6 ft²

Total measurements - 1,283.6 m² / 10,764 ft²



AVEN RESTAURANT

Aven Restaurant is an integral part of the Winckley Stays boutique offering, seamlessly combining luxurious accommodations with an enticing dining experience by Head Chefs Oli Martin and Sean Wrest.

Aven distinguishes itself not only with its prime location but also with the meticulous care and creativity infused into each dish.

The seating is comfortable, and the layout feels spacious without being overwhelming. Whether you're dining alone, on a date, or with friends, the space feels versatile and accommodating.

With its high-quality dishes and excellent service, it's a restaurant that deserves attention. Aven is a must-visit for anyone who appreciates great food and a warm dining experience.



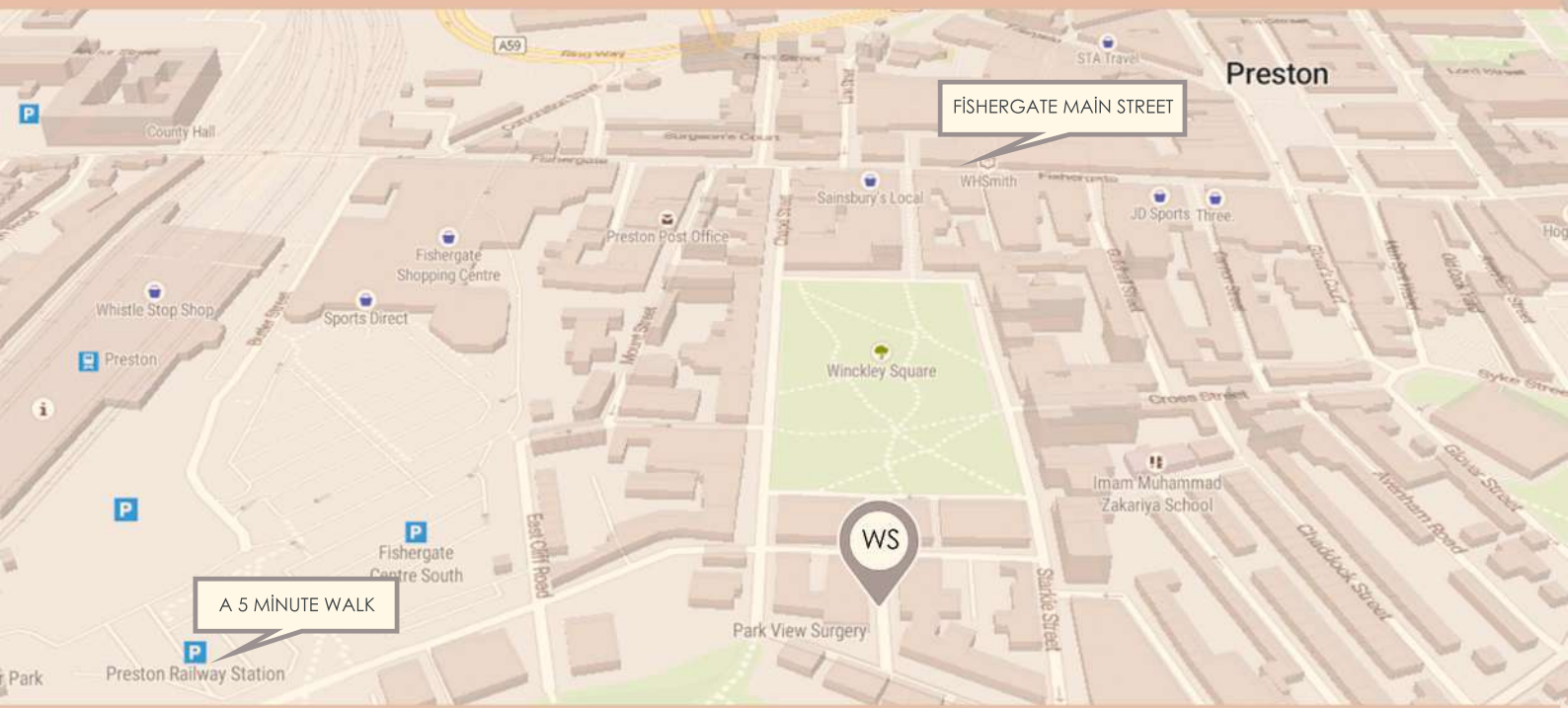
LOCATION

Preston, the administrative city for Lancashire County Council, is on the brink of significant transformation as 2025 approaches. The city centre beautifully merges its rich history with modern ambitions. Recent analytics reveal that Preston's population has grown to approximately 142,000, with an influx of young professionals and students, largely due to the University of Central Lancashire.

To address this demographic shift, several key developments are underway. The City Council's revitalization plan includes a £20 million investment to enhance public spaces, promote sustainability, and support local businesses. The ambitious "Preston City Living" initiative aims to add approximately 1,000 new residential units to the city centre by 2025, fostering a live-work environment that attracts a diverse community.

Additionally, the anticipated completion of the new Market Quarter is expected to draw more visitors, offering a modern retail landscape while preserving the charm of local market culture. These developments, combined with improved transport links through ongoing infrastructure projects, position Preston as a burgeoning urban centre, balancing growth with the preservation of its unique character. As the city nears 2025, it stands ready to embrace a future filled with opportunity and innovation.

For those keen to explore, Avenham and Miller Parks, Preston Railway Station, and the Harris Museum and Art Gallery are all easily accessible on foot and less than 5 minutes away. Fishergate Shopping Centre benefits from high foot traffic and superb transport connections. With a diverse blend of well-known brands and unique independent stores, it is a bustling hub of retail activity.





Both, the restaurant and the hotel, have received high praise across all major travel booking websites; additionally, it is listed in the Michelin Guide, which speaks to their quality and reputation.

Booking.com: 8.9 stars

Expedia.com: 5.0 stars

Hotels.com: 4.5 stars

Trivago.com: 9.0 stars

Kayak.com: 8.9 stars

TripAdvisor: 5.0 stars

Leading Restaurants: 4.9 stars



PROPOSAL

We are selling on behalf of our client, the freehold building with all fixtures and fittings, the business with all current and future bookings and the existing lease of the restaurant.

The asset and business are held within its own SPV which can be bought allowing for SDLT savings.

We are seeking offers over £1,600,000 (one million eight hundred thousand). Based on the average annual EBITDA of £223,000 this shows a very attractive Net Yield of over 11.5% after purchasers costs of 7%.

For viewings and further information please contact:

CHRIS NELSON

Office: (44) 161 6677473

Mobile: (44) 7583 716167

Email: chris.nelson@egpuk.com



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Registered address for Equity Growth Management Ltd (T/a Equity Growth Property) Vantage House Euxton Lane, Euxton, Chorley, England, PR7 6TB