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## Stradey Park Hotel & Spa

A luxury hotel and spa affording views of Carmarthen Bay and the Gower Peninsula, offering 10% assured NET yields with a clear exit strategy.

Reserve Online

### HIGHLIGHTS:

- Units available from £69,950
- 10% NET assured returns for 5 years
- 115% assured buy back in year 5
- Leasehold: 999 years
- Consistently high occupation levels
- Over 4.78 million visitors to the local area every year
- TripAdvisor's Certificate of Excellence winner
- Popular wedding venue

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- Parc Spa at Stradey Park Hotel & Spa offers spa breaks, day spa packages, unique Copper tub bathing rituals, as well as individual spa and beauty treatments to guests and day visitors and has been awarded Welsh spa of the year 2016 and LUX 2016 best wellness retreat in Carmarthenshire.

## **INTRODUCTION:**

Stradey Park Hotel & Spa, is a superb hotel investment opportunity standing proudly over the world-famous Gower and Carmarthenshire coastline in South Wales. The 78-bedroom hotel, operating successfully for over 20 years offers investors a massive 10% NET assured rental return for 5 years and a 115% assured buyback in year 5.

## **OVERVIEW:**

An investment in Wales' coastal scenery, Stradey Park Hotel & Spa is tucked in the Welsh hillside enjoying an excellent reputation for high standards of accommodation and cuisine. With over 800 glowing reviews on TripAdvisor, The Stradey Hotel & Spa offers everything from luxurious rooms, an amazing award-winning Spa, to renowned dining at the hotel's Copperplate Bar & Grill, where the best fresh locally sourced ingredients create the finest quality dishes for business lunches, romantic dinners or family feasts.

Offering a sizeable 10% NET assured rental return, Stradey Park has high occupancy levels due to its regular use for family breaks, romantic weekends, corporate events. The spa aspect of this property, creates a luxury attraction for the local area, supporting South Wales' tourism industry. The height of luxury, this property is home to function rooms, a restaurant, and state-of-the-art spa, proving itself to be a safe investment for both the novice and established investor.

## **PAYMENT STRUCTURE:**

- Reservation fee: £5000
- Exchange of contracts & Completion: Balance (less reservation fee) within 14-21 days.

## **FINANCIALS:**



Stradey Park Hotel & Spa offers investors 10% NET assured rental returns for 5 years. See table below for an example of the rental returns you could earn from this investment:

<b>Unit Example</b>	<b>Rental Yields</b>
£69,950 x 10% assured rental returns	£6,995 per annum
	£582.92 pcm
Total Rental Income over 5 years	
£ 6,995 x 5	£34,975

## WHY INVEST IN HOTEL PROPERTY?

### Staycations are on the rise

The decline of the pound's value on the international market has allowed British tourism to rise and subsequently hotel occupancy has benefited from this. Data from the Great British Staycation, revealed that in 2018, 52% of 25-34-year old took holidays within the UK for tourist attractions and financial benefits. The fears over Brexit, meaning VISA costs will be approaching to travel within the European Union and a rise in crime throughout Europe are some of the main reasons, the UK has become a holiday hotspot. With staycations becoming more popular, the demand for UK hotels has risen, particularly outside of London.

### Hotel Maintenance

The rooms are part of the hotel stock so they will be serviced and maintained by the management company.

### Hands-off Investment

A hotel comes with no running costs and no need to find tenants. Operational hotels will offer an immediate income with no development risk.

### Hospitality is a strong industry.

el industry plays a big part in the UK economy reaching a total turnover of n 2017.

## WHY INVEST IN WALES?

### Education & Employment

Out of the 3.1 million residents, over 30% of 21-64-year-old are university graduates. Boasting 8 universities including the University of South Wales and Royal Welsh College of Music & Drama, Wales houses 160,000 full-time students. With the highest staff retention rate in the UK, 27% of their population has emigrated. Due to the high standard of education available in the United Kingdom, Wales has access to 500,000 graduates per year, happy to relocate to Wales for the promising job market.

At the forefront of engineering and technology, Wales has been responsible for creations including Airbus A380 wings and Toyota Auris Hybrid engine. The technological advancement has seen many businesses in this sector relocate for Wales for state-of-the-art talent and research. Measuring towards Wales £61.5 billion economy, the region is a firm choice for businesses and young professionals and thus needing a commercial, residential and student property.

### Transport

Located in the heart of the United Kingdom, Wales possesses fantastic links to transport via road, bus, train, plane, and ferry. Only 2 hours from London by high-speed train, Wales celebrates access to major UK and European cities, airports, ports, and markets.

### Competitive Costs

Wales' development of enterprise zones for industries such as Manufacturing, of which counts towards 24% of wales' economy has seen commercial rents and property prices rise to great value.

### Tourism

As a coastal country, Wales has a heightened attraction for tourism, of which the hospitality industry celebrated over 50% occupancy rate in 2018. With 180 Golf courses and a wealth of watersports including coasteering, Wales welcomed over 8 million visitors in 2018. As a beacon of culture, known for the Welsh National Opera Company, Rough Guides named Wales as the most beguiling part of the British Isles.



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Tarquin Jones is a dynamic and specialist property Investment company that focuses and delivers on property Investment solutions to our discerning clients throughout the world.





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