



# Holiday Inn Manchester Airport

Altrincham Road, Wilmslow SK9 4LR

## Investment Highlights

- + 126 en suite letting bedrooms, all fully air-conditioned
- + Excellent location, just two miles from Manchester Airport
- + Extensive leisure and meeting facilities
- + Substantial parking with capacity for 450 vehicles
- + The hotel underwent a significant capital investment programme in 2006 – c. £1.6 million invested since 2004
- + Currently operated under a franchise agreement with InterContinental Hotels Group
- + Freehold – offers invited

## Location

The Holiday Inn Manchester Airport is conveniently located just two miles from Manchester Airport on the outskirts of the affluent area of Wilmslow.

Manchester Airport is the UK's fourth busiest airport — serving over 200 destinations worldwide. In 2007, passenger numbers were in the region of 22 million. The airport is committed to ongoing development and the annual passenger throughput is forecast to grow to approximately 42 million by 2015. The airport and the hotel benefit from excellent accessibility via motorway (M56, M60, M62, M6) and rail links (TransPennine Express and Northern Rail).

Manchester, the UK's largest economic region outside London, is only 20 minutes away. The city of Manchester has benefited from substantial regeneration over recent years, reinforcing its position as a thriving commercial and leisure centre. The immediate area around the hotel is one of Cheshire's most sought-after residential locations.

## The Property

The hotel was rebranded as a Holiday Inn in November 2005 and subsequently benefited from a refurbishment programme in 2006 and 2007.

## Summary of Accommodation

The Holiday Inn Manchester Airport benefits from a large selection of fully air-conditioned conference and banqueting rooms, including the recently refurbished Cheshire Suite, which can accommodate up to 300 guests.

The hotel also has extensive leisure facilities, with an external membership capacity of 1,100 members.

There is a small Grade II Listed cottage on the hotel's site, which is currently let to a third party for office use.



## Development Opportunities

The hotel sits on a substantial plot of land, including car parking and surplus land to the rear and side of the property, which offers significant development opportunities, subject to the necessary planning consents.

There is a further c. 50 acre site, subject to a Countryside Stewardship Agreement with the National Trust.

# Holiday Inn Manchester Airport



## Hotel Facilities

	Type	Quantity
Bedrooms	Standard	108
	Executive	10
	Family	6
	Access	2
	Total	126

Capacity - Seats		
Food & Beverage	Terrace Restaurant	120
	Terrace Bar and Lounge	
	Club Motivation Bar and Lounge	

		Approximate size (m <sup>2</sup> )	Capacity – Theatre-style
Meeting & Conference	Cheshire Suite (divisible into 3)	223	300
	Dunham	164	60
	Boardroom	26	14*
	Executive Room	30	25
	Modern Meeting Room	59	30
	Room 1	30	18
	Room 2	21	8*
	Room 3	21	15
	Room 4	21	15
	Room 5	21	15
	Room 6	10	6*
	Room 7	21	15
	Room 8	22	6*
	Conference Cafe		
	Total		669

Membership Capacity		
Leisure Facilities	Club Motivation	1,100
	Including pool, spa, gym, sunbed, sauna, steam, beauty salon, studio and squash courts	

Capacity		
Other	Car Park	450 spaces
	Business Centre	✓

\*Boardroom-Style

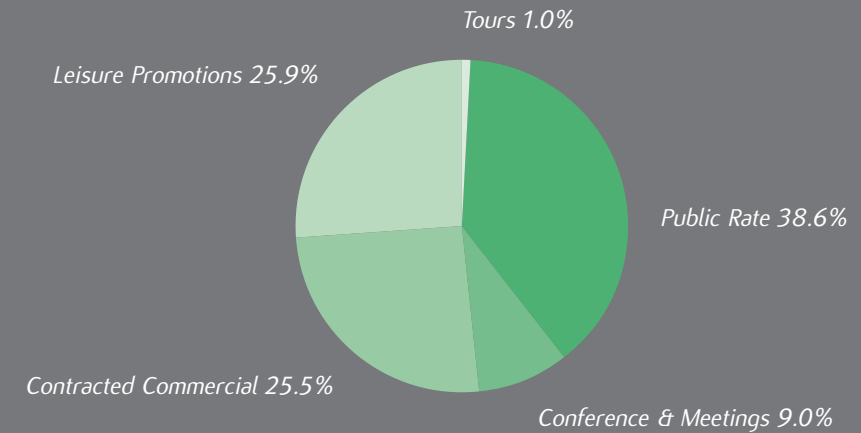
## The Business

Due to its close proximity to one of the UK's busiest airports, the hotel attracts both corporate and leisure trade.

Furthermore, the hotel's location in one of Cheshire's most sought-after areas ensures that the business benefits from the local banqueting and wedding trade.

Local corporate contracts and airline business ensure a constant base of demand. The balanced mix of commercial and leisure demand ensures good all year round trading levels.

## 2007 Business Mix (% of Rooms Sold)



## Capital Expenditure

The hotel is in good condition following substantial capital expenditure in 2006 and 2007. Over £1.6 million has been invested to significantly improve the facilities and to increase the hotel's market share.

## Trading Performance

Whilst detailed trading information will be made available to bona fide parties on completion of a confidentiality agreement, recent trading performance is as follows:

£'000s	Actual Full Year (Jan-Dec)		
	2005	2006	2007
Occupancy	73.8%	74.3%	73.8%
ADR (£)	57.60	63.61	66.93
RevPAR (£)	42.52	47.27	49.37
Total Revenue	3,751	3,878	4,135
Gross Operating Profit (GOP)	1,350	1,371	1,644
EBITDA	1,147	1,174	1,434

Source: QMH UK

Note: EBITDA (Earnings Before Interest, Tax, Depreciation and Amortisation) is shown before franchise and marketing fees, central overhead costs and FF&E contributions, but includes the cost of the brand loyalty programme, reservation fees and fixed property charges.

## Licences

The hotel benefits from all the necessary licences for the conduct of the business.

