



With a target to grow to 85,000 bedrooms, we're looking for sites in Bristol and Bath.

What are we looking for?

We have specific requirements to meet identified demand at:

- **Bath:** Lower Bristol Road
- **Bath:** Central
- **Bristol:** Harbourside and surrounding area
- **Bristol:** Filton/Parkway
- **Bristol:** Avonmouth close to Junction 18 M5
- **Bristol:** Airport – sites around the area

How?

We're flexible for the best sites and will always focus on doing the right deal for the right location.

At Finzels Reach in Bristol, we have a 168-bedroom under construction with developer Cubex Land (pictured top left) adding another exciting city centre location – but there's still unmet demand in the city.

At Lewins Mead in Bristol City Centre, we recently opened a 169-bedroom new Premier Inn together with a Brewers Fayre restaurant (pictured top right). Where suitable, we will look to pair the UK's favourite hotel (Premier Inn) with one of our leading restaurant brands for the best overall offer.

We opened our 108-bedroom Bath (James St West) hotel in 2014 and it's been hugely popular – no surprise given the outstanding location. Now we want more sites in the city.

Please see reverse for contact details

All sites considered – freehold/leasehold, developer turn-key or self-build, going concerns and change of use.

Premier Inn



What we can offer

Premier Inn is part of Whitbread, the leading FTSE leisure business, and has built its success on offering guests great locations, value, service and consistency.

To meet increasing customer demand, we need to bring more great sites into our network and ensure we deliver even more great locations.

We want to work with developers, landowners, investors and partners who can bring us workable opportunities – and with whom we can enjoy mutually-rewarding relationships.

- Premier Inn operates freehold or leasehold hotels
- Our prime financial covenant yields sub 4.4%
- We offer investment grade leases of 25+ years
- We offer quick and firm decisions

Typical building specifications

Because we operate approximately 750 hotels across the UK, we have a wealth of accumulated experience and will work hard to make the right sites work. As a guide:

- Average Premier Inn net room area: 18 to 24m²
- Average Premier Inn gross room area: 30 to 45m²
- 60 bedrooms typically 25,000ft² / 2,322m²
- 80 bedrooms typically 35,550ft² / 3,292m²
- 100 bedrooms typically 41,000ft² / 3,818m²
- 120 bedrooms typically 46,000ft² / 4,222m²
- Where we operate a Premier Inn hotel jointly with a linked restaurant, this typically adds circa 6,000ft² / 557m² extra.



Contacts

If you have a site, we'd be delighted to hear from you.

John Sisman,
Sisman Property Consultants
07920 806896
john@sismanproperty.co.uk

Paul Smith,
Acquisition Manager, South West
07583 944505
Paul.Smith@whitbread.com

More information

More information on our expansion and investment plans, property specification and requirements is also available at: www.whitbread.co.uk and click on 'Property & Suppliers'



Sisman Property Consultants

Premier Inn

