

FOR SALE

TWO WEST AUSTRALIAN TROPHY HOTELS ON OFFER INCLUDING MANAGEMENT RIGHTS

ESPLANADE HOTEL FREMANTLE, MARINE TERRACE,
COLLIE AND ESSEX STREETS, FREMANTLE



ESPLANADE RIVER SUITES,
112 MELVILLE PARADE, COMO



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FREMANTLE

INTRODUCTION

CB Richard Ellis are delighted to have the opportunity of offering two of the most prominent and established hotels in Fremantle and Como, in one line, or separately.

The Esplanade Hotels Group comprises the 4.5 star Esplanade Hotel Fremantle and Esplanade River Suites in Como. The 300 guest room Esplanade Hotel Fremantle includes a major conference centre, two restaurants, bar, two swimming pools with a separate multi storey car park and administration offices.

The 101 low-rise serviced apartments being Esplanade River Suites includes the historic refurbished Pagoda restaurant and bar, two main function rooms, swimming pool and undercover parking with a combined space for 90 vehicles.

Such is the attention to detail of the owner, both hotels present brilliantly and are both trading well in excess of budget because of this.



COMO



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LOCATION

Esplanade Hotel Fremantle

The Hotel is located in the heart of Fremantle, a thriving port city some 12 kilometres south west of the Perth CBD. It is within easy walking distance of the famous 'Cappuccino' strip, markets and fishing boat harbour.



Esplanade River Suites

The Hotel is located within a few kilometers south of the Perth CBD in Como overlooking the Swan River.



SITE DETAILS

Esplanade Hotel Fremantle

Comprises three Titles
Lot 698, Marine Parade 8,085sqm
Lot 702, Collie Street 1,423sqm
Lots 71 & 72 Norfolk and Essex Sts 3,046sqm
The combined area is 12,554sqm

Esplanade River Suites

Contained in a single Title
Lot 103, Melville Parade 6,752sqm.

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TITLE DETAILS

Esplanade Hotel Fremantle

Lots 71 and 72 Certificate of Title Volume 2038 Folio 671
Lot 698 Certificate of Title Volume 2102 Folio 923
Lot 702 Certificate of Title Volume 2157 Folio 501

Esplanade River Suites

Lot 103 Certificate of Title Volume 2715 Folio 464

Memorials exist on all of the above titles in relation to heritage listings in accordance with the Heritage of Western Australia Act 1990.

TOWN PLANNING

Fremantle Esplanade Hotel is zoned 'City Centre' in accordance with the by-laws of the Fremantle City Council Town Planning Scheme No.4.

Esplanade River Suites is zoned 'Residential' 'R30/50' in accordance with the City of South Perth by-laws.

LIQUOR LICENCE

Both the Fremantle and Como Hotels operate under Special Facility Licenses which permits the existing trade with normal hotel trading hours applying.

TRADING DETAILS

Both hotels have excellent trading histories and are currently trading in excess of budget for the 2010/2011 year. Full trading details will only be provided to qualified buyers.

GENERAL COMMENTS

The Esplanade Hotels Group comprises established trading hotel operations over many years. The Fremantle Esplanade Hotel is the biggest in the city and services the fishing industry, the navy, Kwinana Industrial Area to the South as well as the leisure and busy conference/function markets. The Esplanade River Suites in Como has a quiet up-market residential suburban appeal within minutes of the Perth CBD and is a favourite of leisure and corporate visitors.

The Hotels can be purchased in one line or separately. The sale includes management rights and will appeal to a wide range of buyers because of this, including investors, owner operators, listed property trusts and high net-worth individuals.

At the current time there are no major hotels for sale in Perth and this hotel portfolio provides an excellent opportunity to obtain a major hotel entry into the Perth market

SALES PROCESS

Both Hotels are being offered for sale by the "Offers Invited" process which will close at 4pm on Friday 24 September 2010 at the Perth Offices of CB Richard Ellis.

DETAILS

To discuss further and to obtain a detailed Information Memorandum or sale contract, please contact exclusive selling agents – inspections are strictly by appointment only.

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