£3M Hotel Acquisition

Commercial Property Success Story

How expert legal representation delivered a complex investment purchase within a demanding four-week timescale

Tayntons
SOLICITORS

Verified and rated as 'Excellent'
reviewsolicitors
4.8/5 480+ Client Reviews

The Challenge

A high-value acquisition with significant complexity

The Investment

Client sought to purchase a freehold 51-bedroom hotel site in a popular Welsh tourist area for £3,000,000

Context: Site had recently undergone significant refurbishment works

Existing Obligations

Purchase subject to an existing 25-year lease at £255,000 per annum to one of the UK's largest hotel chains

Implication: Treated as a Transfer of a Going Concern for VAT purposes

Tight Timescale

Agreed 4-week window from heads of terms to exchange of contracts

Solution: Tayntons' commercial property expertise brought to bear immediately

Complex commercial transactions require specialist expertise from the outset

Our Approach

How we delivered results

01

Comprehensive Due Diligence

Full title and lease documentation review

All property searches ordered and analysed

Statutory matters investigated: planning, building regulations, fire safety, asbestos, MEES, gas & electrical, business rates

02

Lease & Transaction Management

Scrutinised rent arrears, repair obligations and recent refurbishment works

Coordinated with client's insurance broker, agent and accountant on VAT, capital allowances and option to tax documentation

Negotiated contract and transfer documentation to protect client's interests; secured title indemnity policies where required

Result: All due diligence completed and Land Transaction Tax return submitted within the strict agreed timescale

£3,000,000

Successful Completion Achieved!

Long-Term Investment Secured

Acquisition completed within the agreed four-week timescale

Client now benefits from secure rental income from an established hotel operator

Time-Critical Transactions

Commercial deals move fast — specialist advice from day one is essential

Early instruction protects your interests and keeps timescales on track

Expert Commercial Advice

Don't navigate complex TOGC, lease and statutory obligations alone

Specialist representation safeguards your investment

> ***"Tayntons handled every aspect of this complex acquisition with professionalism and efficiency. Completion on time and exactly as planned!"***