

# THE LONDON HOTEL MARKET

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Key Availability & Transactions

Q2 2014

THE EXPERIENCE HELD  
BY OUR CORE TEAM OF  
UK BASED SPECIALISTS  
COVERS THE ENTIRE  
SPECTRUM OF HOTEL  
GENRES, FROM BRANDED  
TO INDEPENDENT  
TO LIFESTYLE AND  
COUNTRY HOUSES.

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# HOTEL PROPERTY SPECIALISTS

*Knight Frank's dedicated hotel division established itself as an independent department in 1952. It has since developed into a market leader in this specialist sector, and has unrivalled access to national and international capital flows and hotel specific market intelligence through the firm's global network.*

The experience held by our core team of UK based specialists covers the entire spectrum of hotel genres, from branded to independent to lifestyle and country houses.

Our team is reputed for the trusted relationships we build with clients, offering the full breadth of services; from sales and acquisitions to valuations and development.

The following document provides an overview of key recent transactions that have taken place in the London hotel market and assets currently available through Knight Frank.

## Key Availability & Transactions Q2 2014



### The Hoxton

81 Great Eastern Street, London EC2A 3HU

208 bedroom, design-led hotel in Shoreditch.

**Role:** Selling agent

**Guide Price:** £70 million



### Hilton, London Wembley

Lakeside Way, Wembley, Middlesex HA9 0BU

361 bedroom hotel with extensive conference, banqueting and food and beverage facilities, adjacent to Wembley Stadium.

**Role:** Selling agent

**Guide Price:** £70 million



### Leicester Square

Leicester Square, London WC2

Freehold site consented for 243,000 sq ft mixed use scheme, including 245 bedroom hotel, 35 residential apartments and associated uses.

**Role:** Selling agent

**Guide Price:** Confidential



### One Blackfriars

1 Blackfriars Road, London SE1

Forward commitment sought for 152 bedroom hotel on south side of Blackfriars Bridge.

**Role:** Selling agent

**Guide Price:** Upon application

## Key Availability & Transactions Q2 2014



ACQUIRED Q4 2013

### Premier Inn Hotel, Waterloo

*Premier Inn Hotel, 85 York Road, London SE1 7NJ*

234 bedroom hotel, situated close to Waterloo Rail and Underground Station, subject to a lease to Whitbread Group Plc.

**Role:** Acquisition agent

**Guide Price:** £48 million



SOLD Q1 2012

### City Pride

*Marsh Wall, London E14 8JH*

Site consented for a 203 bedroom 5 star hotel and 430 residential apartments.

**Role:** Selling agent

**Guide Price:** £40 million



AVAILABLE

### Ambassador Hotel

*16 Collingham Road, London SW5 0LX*

150 bedroom hotel, situated in the Royal Borough of Kensington & Chelsea.

**Role:** Selling agent

**Guide Price:** £40 million



ACQUIRED Q2 2013

### Travelodge Hotel, King's Cross

*10-41 King's Cross Road, London WC1X 9LN*

219 bedroom hotel close to King's Cross St Pancras Station, subject to lease to Travelodge.

**Role:** Acquisition agent

**Guide Price:** £25 million



## Key Availability & Transactions Q2 2014



**SOLD** Q1 2014

### **Pembridge Palace Hotel**

*52-57 Princes Square, Bayswater, London W2 4PX*

120 bedroom hotel within six interconnecting freehold buildings overlooking a garden square in Bayswater. Planning permission for conversion to residential. Existing GIA approximately 31,700 sq ft.

**Role:** Selling agent

**Guide Price:** £25 million



**ACQUIRED** Q4 2013

### **Pembridge Gardens**

*10 Pembridge Gardens, London W2 4DU*

58 bedroom apart hotel close to Notting Hill Gate.

**Role:** Acquisition Agent

**Guide Price:** £24 million



**SOLD** Q3 2011

### **The Cromwell**

*108-112 Cromwell Road, London SW7 4ES*

85 bedroom hotel with restaurant, conference room and gym in South Kensington.

**Role:** Selling agent

**Guide Price:** £20 million



**SOLD** Q4 2013

### **The Curtain**

*65-75 Scrutton Street and 45 Curtain Road, Shoreditch, London EC2A 4PJ*

A freehold site in the heart of fashionable Shoreditch consented for a 135 bedroom design led boutique hotel, with ancillary conference, food and beverage facilities within a GIA of approximately 101,789 sq ft.

**Role:** Selling agent

**Guide Price:** £20 million

## Key Availability & Transactions Q2 2014



**SOLD** Q1 2012

### The Knightsbridge Green Hotel *157-159 Knightsbridge, London SW1X 7PD*

31 bedroom hotel in an excellent Knightsbridge location.

**Role:** Selling agent

**Guide Price:** £17.5 million



**SOLD** Q3 2012

### Tophams Hotel *Ebury Street, London SW1W 0LU*

50 bedroom hotel, close to Victoria Station and Belgravia.

**Role:** Selling agent

**Guide Price:** £16.5 million



**SOLD** Q1 2014

### Tower Bridge Magistrates Court *211 Tooley Street, London SE1 2JY*

Hotel and residential development site.

**Role:** Selling agent

**Guide Price:** £15.5 million



**SOLD** Q2 2011

### Royal Park Hotel *3 Westbourne Terrace, Hyde Park, London W2 3UL*

48 bedroom hotel, close to Paddington Station and Hyde Park.

**Role:** Selling agent

**Guide Price:** £15.5 million

## Key Availability & Transactions Q2 2014



### Holiday Inn Express, London Stansted

*Thremhall Avenue, London Stansted Airport, Essex CM24 1PY*

254 bedroom hotel with six conference rooms located close to London Stansted Airport.

**Role:** Selling agent

**Guide Price:** £15 million



### Devonshire Court

*1 Devonshire Street, London W1W 5DB*

62 serviced apartments.

**Role:** Acquisition agent

**Guide Price:** Confidential



### Kingston Hotel

*Skerne Road, Kingston-Upon-Thames, Surrey*

An opportunity to purchase the long leasehold (995 years) interest in a shell and core 142 bedroom hotel located within the town centre of Kingston-upon-Thames.

**Role:** Selling agent

**Guide Price:** £14 million



### The Cranley Hotel

*8, 10 & 12 Bina Gardens, London SW5 0LA*

39 bedroom hotel with individually decorated ensuite bedrooms, close to South Kensington.

**Role:** Selling agent

**Guide Price:** £14 million



## Key Availability & Transactions Q2 2014



ACQUIRED Q1 2014

### Great Scotland Yard

3-5 Great Scotland Yard, London SW1A 2HW

Planning consent for a 250 bedroom hotel.

**Role:** Acquisition agent

**Guide Price:** Confidential



AVAILABLE

### Holiday Inn Express, London Croydon

1 Priddy's Yard, Croydon CR0 1TS

156 bedroom hotel with eight conference rooms in the centre of Croydon.

**Role:** Selling agent

**Guide Price:** £13 million



SOLD Q4 2012

### The Colonnade Hotel

2 Warrington Crescent, London W9 1ER

43 bedroom hotel in the high value residential area of Little Venice.

**Role:** Selling agent

**Guide Price:** £11.75 million



AVAILABLE

### Lord Jim Hotel

23-25 Penywern Road, London SW5 9TT

50 bedroom townhouse hotel, close to Earls Court Exhibition Centre.

**Role:** Selling agent

**Guide Price:** £10.5 million

## Key Availability & Transactions Q2 2014



### Corona Hotel

87-89 Belgrave Road, London SW1V 2BQ

51 bedroom townhouse hotel close to London Victoria Station.

**Role:** Selling agent

**Guide Price:** £10 million



### Park Inn Watford Hotel

30-40 St Albans Road, Watford, Hertfordshire WD17 1RN

100 bedroom hotel close to the town centre.

**Role:** Selling agent

**Guide Price:** Upon application



### Ramada Plaza, London Gatwick

Tinsley Lane South, Three Bridges, Crawley, West Sussex RH10 8XH

151 bedroom, purpose built AA four star hotel in a prominent location.

**Role:** Selling agent

**Guide Price:** £4.9 million

## Client Requirement



### Alex Sturgess

Partner, Hotels

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30 to 150 bedroom hotel Bayswater, Paddington, Earls Court and South Kensington. If you are considering selling, please contact, in confidence.

## Key Availability & Transactions Q2 2014

### A taste of the country



**SOLD** Q2 2014

#### Savill Court Hotel and Spa

*Bishopsgate, Windsor Great Park, Surrey TW20 0XN*

Four star country house hotel with 141 bedrooms and significant conference and banqueting space set within 22 acres, 25 miles from Central London.

**Role:** Selling agent

**Guide Price:** £25 million



**AVAILABLE**

#### Tracy Park Golf & Country Hotel

*Bath Road, Wick, Near Bath BS30 5RN*

An attractive freehold hotel with 42 high quality bedrooms and suites and two championship 18 hole golf courses set within 89 hectares (221 acres) of historic parkland close to the world heritage city of Bath.

**Role:** Selling agent

**Guide Price:** £8.95 million



**AVAILABLE**

#### Park Inn by Radisson Cardiff

*Mary Ann Street, Cardiff CF10 2JH*

146 bedroom hotel with bar, restaurant, conference facilities and 50 car parking spaces.

**Role:** Selling agent

**Guide Price:** £4.5 million



**SOLD** Q2 2014

#### Tewkesbury Park Hotel and Golf Club

*Lincoln Green Lane, Tewkesbury, Gloucestershire GL20 7DN*

82 bedroom, four star hotel with conference facilities, leisure club and 18 hole golf course.

**Role:** Selling agent

**Guide Price:** £4.5 million

## A partnership approach

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Through our alliance with US based Newmark Grubb Knight Frank, our global network extends across over 330 offices in 48 countries and we have more than 12,500 professionals handling in excess of US\$800 billion (£500 million) worth of prime commercial, residential and agricultural real estate per annum.

Working with private individuals, developers, investors, banks, corporate occupiers and public sector bodies, we provide a range of agency, investment, property management and professional consultancy services, which are supported by our dedicated market research teams.

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