

THE LONDON HOTEL MARKET

Key Availability & Transactions

Q1 2016

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.

KEY CONTACTS



Ian Elliott MRICS

Partner, Head of Hotels

T +44 20 7861 1082

ian.elliott@knightfrank.com



Alex Sturgess MRICS

Partner, Head of Hotel Agency

T +44 20 7861 1164

alex.sturgess@knightfrank.com



Henry Jackson MRICS

Partner

T +44 20 7861 1085

henry.jackson@knightfrank.com



Tom Oakden MRICS

Partner

T +44 20 3826 0607

tom.oakden@knightfrank.com



Josh Woolley MRICS

Surveyor

T +44 20 7861 5152

josh.woolley@knightfrank.com



Hector Alexander

Graduate Surveyor

T +44 20 7861 1249

hector.alexander@knightfrank.com



Shaun Roy MRICS

Partner, Specialist Property

T +44 20 7861 1222

shaun.roy@knightfrank.com

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.

A separate publication detailing key availability and transactions in the UK regional market is available on request.

Key Availability & Transactions Q1 2016



NH Harrington Hall

5-25 Harrington Gardens, London SW7 4JW

200 bedroom, four star hotel in South Kensington.

Role: Acquisition

Guide Price: £90 million



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

Key Availability & Transactions Q1 2016



EXCHANGED Q3 2014

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



EXCHANGED Q1 2016

Mowbray Court Hotel

22 & 28-32 Penywern Road, London SW5 9SU

138 bedroom hotel in a prime central London location, currently under refurbishment. Three minutes walk from Earls Court London Underground station.

Role: Selling agent

Guide Price: £42.5 million



EXCHANGED Q1 2016

Vauxhall Cross

Hotel Site, Mixed Use Scheme, Vauxhall SW8

180 bedroom upscale hotel, situated within the lower floors of a substantial tower.

Role: Selling agent

Guide Price: Price upon application



SOLD Q3 2014

Bermondsey Square

Tower Bridge Road, Southwark, London SE1 3UN

80 bedroom freehold hotel investment being sold as part of a mixed use investment opportunity. Business not effected.

Role: Selling agent

Guide Price: £33.75 million

Key Availability & Transactions Q1 2016



AVAILABLE

The Gainsborough Hotel

7-11 Queensbury Place, London SW7 2DL

47 bedroom hotel with extensive conference and office areas with potential to develop into further letting bedrooms. The hotel is situated within a four minute walk from Gloucester Road London Underground station.

Role: Selling agent

Guide Price: £33.5 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



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

Key Availability & Transactions Q1 2016



AVAILABLE

Premier London Notting Hill 5-7 Princes Square, London W2 4NP

68 letting bedrooms within three interlinked buildings overlooking a garden square in Bayswater.

Role: Selling agent

Guide Price: £22 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



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

Key Availability & Transactions Q1 2016



Tophams Hotel

Ebury Street, London SW1W 0LU

50 bedroom hotel, close to Victoria Station and Belgravia.

Role: Selling agent
Guide Price: £16.5 million



London Premier Kensington

32 – 36 Hogarth Road, London SW5 0PU

66 letting bedrooms within three interlinked buildings located close to Kensington and Earls Court.

Role: Selling agent
Guide Price: £16.5 million



Devonshire Court

1 Devonshire Street, London W1W 5DB

62 serviced apartments.

Role: Acquisition agent
Guide Price: Confidential



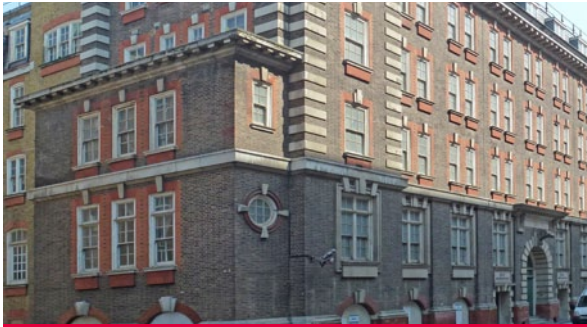
Kingston Hotel

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

Key Availability & Transactions Q1 2016



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

The Academy Hotel

17-25 Gower Street, London WC1E 6HG

49 letting bedrooms in a Central London location, close to Euston mainline rail station.

Role: Selling agent

Guide Price: £13 million



SOLD Q3 2014

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

Key Availability & Transactions Q1 2016



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



Hotel Site - Wimbledon Broadway

153-161 The Broadway, Wimbledon, London SW19 1NE

A freehold site in Wimbledon with planning consent for 150 bedrooms.

Role: Selling agent

Guide Price: £9.35 million



Kensington Court Apartments

51 Kensington Court, London W8 5DB

11 Serviced apartment block, situated in a prime London location, two minutes walk from High Street Kensington.

Role: Selling agent

Guide Price: Offers in excess of £7.5 million



Executive Rooms

9 Knaresborough Place, London SW5 0TP

24 letting bedrooms located on a prominent junction close to The Cromwell Hospital and Earls Court Station.

Role: Selling agent

Guide Price: £7.25 million

Key Availability & Transactions Q1 2016



Hotel Site - Park Royal

Hanger Green, Western Avenue, Ealing London W5

A freehold site on the A40, close to Hanger Lane and Park Royal Underground Station with consent for 150 bedrooms.

Role: Selling agent

Guide Price: £6.5 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

A taste of the country



Brocket Hall

Welwyn, Hertfordshire AL8 7XG

Exclusive event venue and estate comprising 46 bedrooms set within 543 acres with two championship golf courses and award winning restaurant, 22 miles from central London.

Role: Selling agent

Guide Price: £10 million



The Crown Hotel

Crown Place, Harrogate, North Yorkshire HG1 2RZ

115 bedroom freehold hotel with extensive function and conference facilities with restaurant in the centre of Harrogate.

Role: Selling agent

Guide Price: £9 million

A partnership approach

With over 110 years' of experience, Knight Frank is the world's leading, independent real estate consultancy.

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.

IMPORTANT NOTICE 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, CGI images etc: The photographs and CGI images show only certain parts of the proposed property as detailed in the planning application, areas, measurements and distances given are approximate only. 3. Regulations, etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Photographs dated: 2011-2016 Particulars dated: January 2016.