

THE LONDON HOTEL MARKET

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

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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

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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

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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

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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

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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

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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



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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.

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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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