

THE UK REGIONAL 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 UK regional hotel market and assets currently available through Knight Frank.

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The Light, Leeds

No 1 The Light, The Headrow, Leeds LS1 8TL

Extensive leisure scheme in Leeds city centre incorporating; Vue, Virgin Active, Radisson Blu Hotel, Q Park, Browns, Tiger Tiger, Miller & Carter, Cafe Rouge and Nandos.

Role: Selling agent

Guide Price: £91.8 million



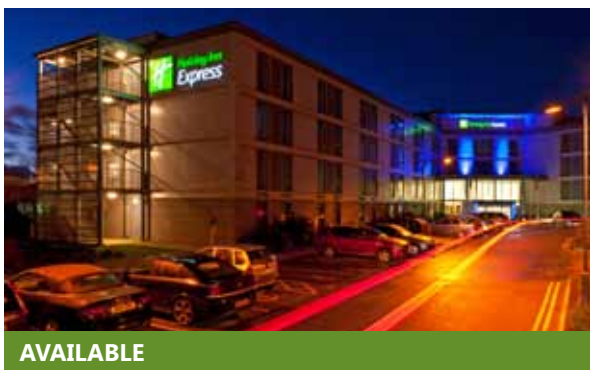
Savill Court Hotel and Spa

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



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



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

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SOLD (subject to contract)

Bovey Castle

North Bovey, Dartmoor National Park, Devon TQ13 8RE

64 bedroom hotel with 14 lodges and an 18 hole golf course, set in a 275 acre private estate.

Role: Selling agent

Guide Price: £14 million



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 Q3 2013

The Olde Bell

High Street, Hurley, Berkshire, SL6 5LX

48 bedroom former coaching inn with extensive conference, banqueting and food and beverage facilities.

Role: Selling agent

Guide Price: £10 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

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AVAILABLE

Confidential Instruction

A high quality hotel close to London

An individual freehold hotel with 30 high quality bedrooms and suites, conference and wedding facilities and an award winning restaurant set within attractive and extensive grounds in a city centre location.

Role: Selling agent

Guide Price: £7.95 million



SOLD Q1 2014

Travelodge Edinburgh Leamouth Hotel

18-20 Leamouth Terrace, Edinburgh EH4 1PW

64 bedroom town house hotel in Edinburgh City Centre.

Role: Selling agent

Guide Price: £7.5 million



AVAILABLE

Ramada, Birmingham Sutton Coldfield

Penns Lane, Sutton Coldfield, West Midlands B76 1LH

170 bedroom hotel on a lakeside setting with 15 conference facilities and an established leisure club set within 14 acres.

Role: Selling agent

Guide Price: £6.5 million



UNDER OFFER

Redwood Hotel and Country Club

Beggars Bush Lane, Failand, Bristol BS8 3TH

112 bedroom, four star hotel with extensive conference facilities, cinema and large leisure club.

Role: Selling agent

Guide Price: £6 million

Key Availability & Transactions Q2 2014



AVAILABLE

Confidential Instruction

Bath City Centre

A profitable hotel located in the centre of Bath with potential to develop further.

Role: Selling agent

Guide Price: £5.5 million



SOLD Q2 2014

Park Inn London Watford

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

100 bedroom hotel with bar, conference facilities and circa 100 car parking spaces.

Role: Selling agent

Guide Price: Price upon application



ACQUIRED Q4 2013

The Great House

Thames Street, Sonning, Berkshire RG4 6UT

50 bedroom country house hotel, restaurant and conference venue, located on the banks of the River Thames at Sonning.

Role: Acquisition agent

Guide Price: £5 million



SOLD Q3 2013

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

Key Availability & Transactions Q2 2014



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



Ramada, Hatfield *St. Albans Road West, Hatfield, Hertfordshire AL10 9RH*

128 bedroom hotel with extensive conference facilities set within four acres.

Role: Selling agent

Guide Price: £4.5 million



The Crown Hotel *16 High Street, Old Amersham, Buckinghamshire HP7 0DH*

An established and well known 38 bedroom former coaching inn in an excellent location.

Role: Selling agent

Guide Price: £4.5 million



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

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AVAILABLE

Mecure Cardiff Centre

Wharf Road East, Cardiff CF10 4BB

100 bedroom hotel with bar, restaurant and 80 car parking spaces in the centre of Cardiff.

Role: Selling agent

Guide Price: £3.5 million



SOLD Q3 2013

The Carfax Hotel

13-15 Great Pultney Street, Bath BA2 4BS

30 bedroom townhouse hotel situated on one of the most desirable streets in Bath.

Role: Selling agent

Guide Price: £3.25 million



AVAILABLE

Mecure Bolton, Last Drop Village Hotel & Spa

Hospital Road, Bromley Cross, Bolton BL7 9PZ

128 bedroom hotel, with 13 conference rooms, two bars, a restaurant, 400 car parking spaces, extensive spa and leisure facilities and eight retail units.

Role: Selling agent

Guide Price: £3 million



AVAILABLE

Best Western Hotel Royale

16 Gervis Road, Bournemouth, Dorset BH1 3EQ

64 bedroom hotel with a bar, restaurant, conference and leisure facilities and approximately 60 car parking spaces.

Role: Selling agent

Guide Price: £3 million

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AVAILABLE

The Waterloo Hotel

99 Duke's Ride, Crowthorne, Berkshire RG45 6DW

79 bedroom, four star hotel set within 1.2 acres in Crowthorne.

Role: Selling agent

Guide Price: £2.5 million



SOLD Q3 2013

The Westmead Hotel

Redditch Road, Hopwood, Birmingham B48 7AE

56 en suite bedroom hotel with six conference rooms, situated within 2.2 acres and approximately nine miles from Birmingham city centre.

Role: Selling agent

Guide Price: £2.5 million



UNDER OFFER

Ramada Loughborough Hotel

High Street, Loughborough, Leicestershire LE11 2QL

78 bedroom hotel situated in the town centre with extensive car parking.

Role: Selling agent

Guide Price: £2.25 million



AVAILABLE

Hadlow Manor Hotel

Goose Green, Hadlow, Kent TN11 0JH

The property comprises 29 bedrooms, a bar, restaurant, conference facilities and 153 car parking spaces.

Role: Selling agent

Guide Price: £2.25 million

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Client Requirement



Henry Jackson

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30 to 100 bedroom hotels located in the South East of England.
If you are considering selling, please contact, in confidence.

A taste of London



SOLD Q1 2014

Pembroke 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



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



UNDER OFFER

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

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.

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