

# THE LONDON HOTEL MARKET

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Key Availability & Transactions

Q1 2017

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.

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

## Key Availability & Transactions

### Q1 2017



#### 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



#### Blakes Hotel

33 Roland Gardens, London SW7 3PF

45 bedroom, five star boutique townhouse hotel, located in South Kensington. Inspired and created by Anouska Hempel.

**Role:** Selling agent

**Guide Price:** £55 million

## Key Availability & Transactions

### Q1 2017



**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



**SOLD** Q2 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



**SOLD** Q4 2016

#### Premier Inn Wembley Park

*Wembley Park, Boulevard*

Forward funding investment opportunity to purchase a 312 bedroom Premier Inn on a 25 year lease.

**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



## Key Availability & Transactions Q1 2017



### 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



### 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 two minute walk from South Kensington London Underground station.

**Role:** Selling agent

**Guide Price:** £29.5 million



### 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



### Pembroke Gardens

*10 Pembroke Gardens, London W2 4DU*

58 bedroom apart hotel close to Notting Hill Gate.

**Role:** Acquisition Agent

**Guide Price:** £24 million

## Key Availability & Transactions

### Q1 2017



**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



**ACQUIRED** Q1 2016

#### The Cranley Hotel

*8-12 Bina Gardens, London SW5 0LA*

39 bedroom townhouse within three freehold interconnecting buildings, situated in the Royal Borough of Kensington and Chelsea.

**Role:** Acquisition agent

**Guide Price:** Confidential



**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 2017



**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



**ACQUIRED** Q4 2012

#### Devonshire Court

*1 Devonshire Street, London W1W 5DB*

62 serviced apartments.

**Role:** Acquisition agent

**Guide Price:** Confidential



**SOLD** Q3 2015

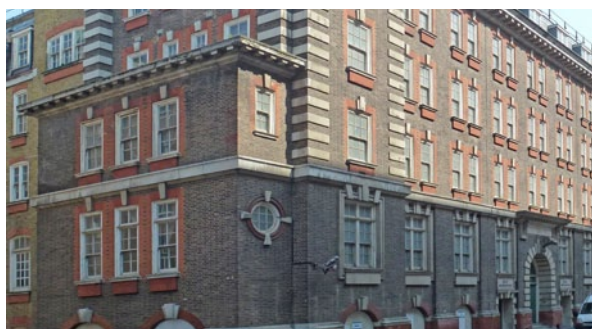
#### Kingston Hotel

*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



**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



## Key Availability & Transactions

### Q1 2017



**SOLD** Q3 2016

#### 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:** £13.5 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



**SOLD** Q4 2013

#### 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

## Key Availability & Transactions

### Q1 2017



**SOLD** Q2 2014

#### 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



**SOLD** Q3 2014

#### 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



**EXCHANGED** Q1 2016

#### 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



**SOLD** Q3 2015

#### 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

## Key Availability & Transactions

### Q1 2017



AVAILABLE

#### Ibis House

77 Worple Road, Richmond TW10 6DY

A freehold property comprising 9 serviced apartments and car parking located within a ten minute walk from Richmond station.

**Role:** Selling agent

**Guide Price:** £5.35 million



SOLD Q2 2014

#### 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



AVAILABLE

#### Ramada Plaza Southport

Promenade, Southport, PR9 0DZ

133 bedroom hotel with conference and banqueting facilities. Leasehold property with 20 years unexpired.

**Role:** Selling agent

**Guide Price:** Offers in excess of £2 million



AVAILABLE

#### Wyck Hill House Hotel & Spa

Stow-on-the-Wold, Gloucestershire GL54 1HY

60 bedroom four star country house hotel and spa, set within 50 acres near the market town of Stow-on-the-Wold.

**Role:** Selling agent

**Guide Price:** £9 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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