



Welcome to our latest monthly round-up, highlighting a selection of key news and developments for the UK & Ireland.

Transactions



- US investment firm Bayside Capital, an affiliate of HIG Capital, has acquired the 4-star 378-bed Hilton London Docklands Riverside from Swedish investor Pandox. A sale price was not disclosed for the former Scandic Crown and Holiday Inn property, which is managed by Hilton Worldwide. The hotel was placed on the market last summer by CBRE with an original £60M guide price.

- HVS and Christie + Co have sold the 90-bed Abba Queen's Gate Hotel in Kensington, London on behalf of Spanish real estate investment firm Mazabi Gestión de Patrimonios. The former Ramada property was sold off a £40M guide price to a private investor and will now be operated independently.
- Chatteris Developments, a JV between Singapore's Heeton Holdings and Ryobi Kiso Holdings has acquired the 100-bed Enterprise Hotel in Earls Court, London. The hotel was sold off a £25M guide price by Colliers. It will now be refurbished and extended - plans lodged with the borough of Kensington & Chelsea suggest a potential rebrand to Ibis Styles.



- A private UK investor has acquired the freehold to the 4-star 207-bed Radisson Blu Durham from administrators Grant Thornton for £17M, representing a 6.5% yield. Savills handled the sale of the hotel, which opened in 2008 at a reported cost of £31M. It is leased to Closegate Hotel Development and managed by Rezidor Hotel Group.

- LaSalle Investment Management has acquired Mitchells & Butlers head office in Birmingham from a Hong Kong investor for £51M, representing a 5.4% yield. The deal included the adjacent 120-bed Ibis Styes Birmingham Centre, which was rebranded from Holiday Inn Express last year and is operated by Interstate Hotels & Resorts.
- Crieff Hydro, the Perthshire resort owned by the Leckie family, has agreed to buy the 132-bed Peebles Hydro and 24-bed Park Hotel in the Scottish Borders from McMillan Hotels. The business has also agreed to operate a further four former Akkeron Hotel properties with 251 rooms in Ballachulish (2), Harrogate and Oban for Freedom Hotels.
- An overseas investor has acquired the 4-star 39-bed Greenwoods Hotel Spa & Retreat in Stock, Essex from administrators Smith & Williamson. Savills handled the sale of the hotel off a £6.5M guide price. The new owners are now planning a £3M refurbishment and 20-bed extension.
- Karan Ltd has acquired the 59-bed Premier Inn Oswestry in Shropshire for £5.4M, representing a net initial yield of 6.0%. Savills handled the sale of the hotel on behalf of J Ross Development. The hotel opened in 2009 and is leased to Whitbread at a current rent of £339k p.a.

For sale

- Christie + Co has been instructed by Goldman Sachs to sell its remaining QMH portfolio of 11 regional UK hotels with a guide range of £130M - £150M. The portfolio of 1,961 rooms consists of 3 Crowne Plaza's, 7 Holiday Inn's and a Best Western Plus. Locations include Chester, Glasgow, Harrogate, Nottingham and Plymouth.
- Jones Lang LaSalle has been instructed to sell the 312-bed Pullman London St Pancras with a £130M guide price. The Euston Road property, which opened in 1999 and previously operated as a Park Plaza, is leased to Accor. The hotel was rebranded from Novotel to create the UK's first Pullman in 2012.
- Knight Frank has been appointed by receivers PwC to sell the freehold to the 5-star 163-bed Westin Dublin. The hotel opened in 2001 and is leased to Starwood Hotels & Resorts until 2029.

New Development



- Union Hanover Securities has secured a capital injection from Guernsey-based EquityBridge Asset Management to allow the real estate investor and developer to grow its hospitality portfolio to £1Bn over the next 5 years. Key focus will be on the Urban Villa extended stay and Hoax hostel brands.

- Forum Cambridge LLP, a JV between Cambridge University Hospitals and John Laing, has submitted plans for a hospital, hotel and education complex on the Addenbrooke's Hospital site in Cambridge. These incorporate a 198-bed Crowne Plaza hotel, with a potential 2016 opening date subject to planning consent.



- Globalgrange, one of London's largest independent hotel groups, has submitted plans for a 5-star 426-bed Grange Hotel and Conference Centre near Heathrow Terminal 4. The group is owned by the Matharu brothers and currently operates 15 hotels with almost 1,900 rooms in London.

- Bristol Airport has submitted new plans to North Somerset Council for an on-site hotel, replacing original plans in 2010 for a 251-bed Park Inn by Radisson that was to be developed by Pedersen Group. The latest proposals by Stride Treglown are for a 201-bed Hampton by Hilton with scope for a 50-bed phase two extension.
- JF Finnegan has started work on a 4-star 110-bed Mercure Hotel near Fountainbridge, Edinburgh. The hotel is scheduled to open in Spring 2015 and will be operated under franchise by Croydon Hotels, who run the 120-bed Hampton by Hilton London Croydon. Accor currently has five hotels in Edinburgh and a further three under development.
- Property investment firm Evans of Leeds has received approval for plans to redevelop a car park site on Greek Street in Leeds into a 4-star 90-bed hotel. The new hotel is to be operated by Ken McCulloch's boutique brand, Dakota Hotels which currently operates hotels near Edinburgh and Glasgow, both also owned by Evans.
- Plans designed by Stephan Reinke Architects for a mixed-use scheme including a 225-bed Yotel on Clerkenwell Road near Farringdon, London have been submitted to Islington Borough Council. Planning approval was recently given for a 258-bed Yotel in central Manchester.

Re-branding

- Carlson Rezidor has launched two new hotel brands. Radisson Red is aimed to create a new 'Lifestyle Select' industry category, an upscale, select service concept. Quorvus Collection will be positioned at the luxury end of the market. The group is aiming for 60 Radisson Red hotels and 20 Quorvus Collection hotels worldwide by 2020.
- The 248-bed former Clarion Hotel at Dublin Airport has been rebranded as a Maldron Hotel and is to undergo a €2.5M refurbishment. The hotel is managed by Dalata under a 10-year management agreement with the DAA, who bought the property out of receivership for €10M in December. Separately, Dalata are planning a €150M stock market flotation.
- Refurbishment of the former Travelodge Manchester Airport is nearing completion and the property is due to reopen as the 199-bed Holiday Inn Express Manchester Airport in late March. The hotel is owned by Manchester Airport Group and managed by Redefine|BDL Hotels.

New Openings

- Hilton has opened the 297-bed Hampton by Hilton London Waterloo. The property is the brand's largest in the UK and outside the USA, and the first in central London, bringing its UK portfolio to over 2,000 rooms. The hotel was developed by Shiva Hotels, designed by Dexter Moren Associates and constructed by McAleer & Rushe.
- After several delays including internal flooding at the 11th hour, the 91-bed Malmaison Dundee has opened following a £15M restoration of the former Tay Hotel, which had lain vacant for over a decade. MEC Services (International) undertook the development and have agreed a 35-year FRI lease with Malmaison.
- Premier Inn has opened over 3,000 UK rooms in its financial year to February 2014. The latest new hotels to open this month were in Barrow-in-Furness, Stoke-on-Trent, and Witney, adding a further 215 rooms.