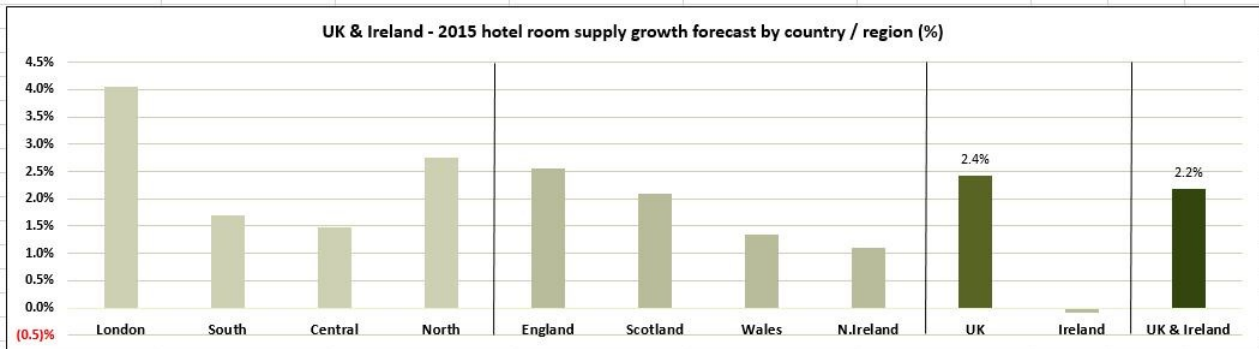


Featured statistics and trends



New hotel openings

- The 5-star 171-bed Hilton at the Ageas Bowl has opened at the home of Hampshire Cricket in Southampton. The hotel, part funded by Eastleigh Borough Council, is operated by Interstate Hotels & Resorts on behalf of RB Sport & Leisure Holdings under a franchise with Hilton Worldwide.
- Melia Hotels International has opened its first UK hotel outside London, the 208-bed INNSIDE Manchester. The hotel is located at PATRIZIA Immobilien's First Street development near Deansgate Station. Melia is planning to open further INNSIDE hotels in Birmingham and Glasgow in 2017.
- The 193-bed Holiday Inn Express Aberdeen Airport has opened, becoming IHG's fifth and largest Aberdeen property. The hotel was built by McAleer & Rushe and is owned and operated under franchise by Dominvs Hospitality, who are also due to shortly open an adjacent 165-bed Crowne Plaza.
- Hilton Worldwide has opened the 120-bed Hampton by Hilton Bournemouth, marking the group's return to the Dorset resort after several year's absence. The hotel was built by McAleer & Rushe and is part of THAT Group's £60M development that will shortly include a 172-bed Hilton Hotel.
- Whitbread has opened the 80-bed Premeir Inn Chatham / Gillingham (Victory Pier), its third hotel in the Kent town. The hotel was constructed by H & J Martin and is situated at Berkeley Group's Victory Pier residential and retail development overlooking the River Medway.
- J D Wetherspoon has opened the 14-bed Last Post on Weston Road, Southend-on-Sea. The group converted the upper floor space of its public house into new letting bedrooms.
- Malcolm & Karen Simpson have expanded their SimpsINNS Group in Ayrshire with the opening of the 4-star 22-bed Waterside Inn at Seamill just outside West Kilbride.

Development activity

- Hastings Hotels has acquired the 22-storey Windsor House office building in Belfast out of administration and is working with architects WDR & RT Taggart on a planning application that is expected to feature a 4-star 200-bed hotel.
- Highgate has held a public consultation for a 32-storey hotel, office, restaurant and retail development on the corner of Fairchild Street and Shoreditch High Street in London. A proposed 200-bed hotel includes short and long stay elements.
- DTZ has been appointed by Henry Boot and Capital & Centric to secure an occupier for a new hotel of up to 200-beds at their Kampus development near Piccadilly Station, Manchester. Proposals for the £150M urban community scheme feature residential apartments, F&B and retail space.
- The Welsh Rugby Union has unveiled its 2019 strategic plan for the Millennium Stadium in Cardiff. This features Westgate Plaza, a proposed new commercial development at the entrance to the stadium comprising offices, residential apartments and a 100-bed hotel with conference centre.
- Malmaison Hotel du Vin has signed a development agreement with Stratford Town Trust to convert two Grade II Georgian townhouses on Rother Street, Stratford-upon-Avon into a 48-bed Hotel du Vin. The hotel is set to open in late 2016 and will include meeting and private dining rooms.
- Leonardo Hotels, part of Israel based Fattal Hotel Group, is in discussions with developer Jansons Property regarding a proposed new 267-bed hotel to be converted from the India Buildings in Edinburgh's Old Town. Leonardo recently made its UK debut with a 230-bed hotel at Heathrow.
- Accor has signed two new UK hotels. London Town Group will open the 100-bed Mercure Hotel Derby later this year. A 134-bed Ibis Styles is due to open in 2016 near the Merrion Centre, Leeds under a franchise with Town Centre Securities.

Recent transactions

- Singapore-based investor M&L Hospitality has acquired the former 350-bed Arora International Hotel at Heathrow, which has been renamed the Heathrow Hotel Bath Road. Christie + Co handled the sale off a £45M guide price. M&L's other UK hotel interests, also with hotel operators Cycas Hospitality, are in Manchester and at Stratford City.
- Oaktree Capital Management has acquired a 50% stake in the 4-star 361-bed Hilton London Wembley from property developer and investor Quintain for £40M. The transaction gives Oaktree full control of the property, having acquired an initial 50% stake from Quintain for £30M in 2013.
- Accor has agreed the €32.6M sale and franchise-back of seven Ibis branded hotels with 708 rooms, which will undergo €5.2M of property renovations. Starboard Hotels has bought hotels in Birmingham, Gatwick, Leicester, Plymouth and Sheffield. A JV between Cannock Investments and Hetherley Capital Partners has bought hotels in Coventry and Dublin.
- German real estate investor PATRIZIA Immobilien AG has acquired the 20-acre First Street development in Manchester from ASK Developments. The partially developed mixed-use site includes the recently opened 208-bed INNSIDE Manchester hotel which is operated by Melia International.
- Moorfield Group has acquired a mixed-use leisure development in Derby out of administration in a £16.5M deal brokered by Colliers. The Riverlights complex on Moreledge opened in 2010 and includes a Genting casino and two hotels - a Holiday Inn and Hampton by Hilton - let to Shiva Hotels.
- Benson Elliot and Algonquin SA have sold the 4-star 170-bed Novotel Edinburgh Park to Qatar Airways for an undisclosed sum. CBRE handled the sale of the hotel, which was built in 2008 and had been acquired out of administration by the JV for around £12.3M in late 2010. Qatar Airways also recently acquired the Sheraton Skyline Heathrow Hotel.
- Philip Hotel Holdings (PHH) has agreed to buy the 3-star 112-bed Gresham Metropole Hotel in Cork. CBRE handled the sale of the hotel for an unconfirmed €5M, well above the original €4M guide price. PHH owns two other local hotels, the 80-bed Cork Airport and 144-bed Cork International.

For sale

- CBRE has been appointed to sell the 4-star 62-bed Formby Hall Golf Resort & Spa in Merseyside with a £20M guide price. The resort was developed by local property company Maghull Group in 2008 and is set in 183 acres of parkland between Liverpool and Southport.
- Morrissey's and Savills have been appointed by receivers PwC to sell the 4-star 36-bed Dawson Hotel in Dublin with a €15M guide price. The former La Stampa Hotel incorporates significant licenced floor space and is situated on the new cross city LUAS line that is due to be completed in 2017.
- Savills has been instructed to sell the 4-star 56-bed Woodbury Park in Devon with an £11.8M guide price. The resort is set in 350 acres and features a leisure complex and two golf courses. The property was acquired by Sue & Robin Hawkins from former F1 racing driver Nigel Mansell in 2007.
- Christie + Co has been appointed to sell the 4-star 119-bed Cavendish Hotel in the East Sussex resort of Eastbourne with a £5.5M guide price. The hotel is situated on Grand Parade and was acquired in 2002 by the Regency Hotel Group, whose main hotel interests are in Ireland and Dubai.
- Knight Frank has been appointed to sell the Travelodge Manchester Sportcity with a £3.2M guide price reflecting a 7.50% net initial yield. The former 90-bed Comfort Inn has 57 letting bedrooms and is let to Travelodge under an RPI-based lease expiring in 2037 at a passing rent of £254K p.a.
- RBS has appointed Knight Frank to sell the 4-star 44-bed Lambert Arms near Thame, Oxfordshire with a £3.0M guide price. The former Merchant Inns coaching inn is managed by Bespoke Hotels and there is an opportunity to add an additional wing with 24 bedrooms.
- CBRE has been appointed by Eamonn Diamond to sell the 4-star 33-bed Dukes at Queens boutique hotel in South Belfast with a £3M guide price. The hotel was refurbished in 2009.
- RBS has appointed Colliers to sell the 3-star 111-bed Sheffield Metropolitan Hotel with a £2.5M guide price. The hotel on Blonk Street originally opened in 1997 as the Hotel Bristol and was subsequently branded Park Inn by Radisson until 2012. It is currently operated by Bespoke Hotels.

About AM:PM

AM:PM are a leading independent source of market intelligence on the size and structure of the hotel sector in the UK & Ireland.

The AM:PM Hotel Database has details of over 1 million rooms covering the past, present and future of hotel supply.

Our suite of subscription-based online products allow clients to search, analyse and benchmark the hotel sector.

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