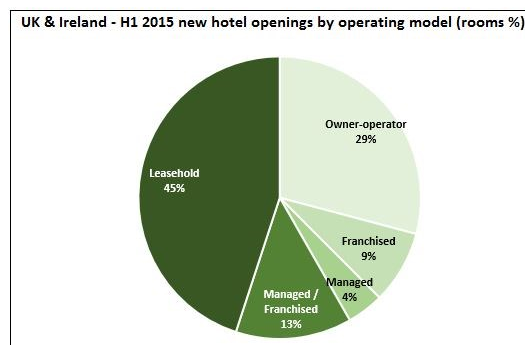
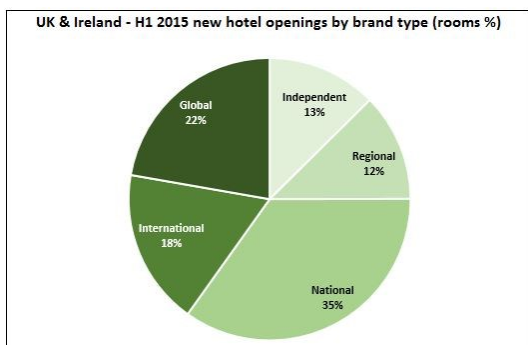


Featured statistics and trends



New hotel openings

- German budget hotel group Motel One has opened the 330-bed Motel One Manchester - Piccadilly, its first of two hotels planned for the city. It is the largest hotel to open in the UK so far this year and is located on London Road on the former International Hotel site opposite the railway station.
- AccorHotels has opened the 4-star 110-bed Mercure Edinburgh Quay, the group's second Mercure branded property and 8th hotel in the Scottish Capital. The new build hotel is situated just off Fountainbridge near the EICC and is operated under franchise by Edinburgh City Hotels.
- The 204-bed Holiday Inn Express London - Excel has opened, opposite London City Airport and near the ExCeL Conference Centre. The hotel is operated by Interstate Hotels & Resorts. It was constructed using a modular design by Dexter Moren in conjunction with Chinese manufacturer CIMC.
- Whitbread has opened its third new hotel in London this year, the 160-bed Premier Inn London Kingston Upon Thames. The hotel was converted from Combined House, a 1970s office building on Wheatfield Way. The new hotel is Whitbread's first in the South West London Borough.
- Marston's Inns & Taverns has opened the 27-bed Penny Hedge in Whitby. The hotel and 180-seat pub restaurant is situated on the South East outskirts of the North Yorkshire historic town, a mile from the harbour and abbey. It is Marston's third budget hotel opening in the last nine months.
- A new 4-star boutique hotel brand, Flat Cap Hotels, has launched in Cheshire with the opening of the 20-bed Vicarage Freehouse & Rooms at Holmes Chapel in the former Old Vicarage Hotel. A further 12 suites will be added this summer and the owners - Oliver and Dominic Heywood - expect to expand the brand with more properties later this year.

Development activity

- Shiva Hotels has acquired a site on Poland Street, Soho from Amazon Property for £55M which is to be developed into a hotel. It is one of five potential London hotel pipeline sites that could add almost 1,000 rooms to Shiva's portfolio.
- DS Charlemont Ltd has submitted plans to Dublin City Council for a new 4-star 181-bed hotel on Charlemont Street. The 4-5 storey proposals for the D2 development include retention of the former St Ultan's Hospital building.
- Beannchor Group, who developed Belfast's Merchant Hotel, has unveiled proposals for a new £4M hotel in the city centre. The group has submitted plans to convert the Lagan House office building on Victoria Street into a 55-bed hotel. Subject to planning consent, the hotel could open in 2016.
- Castlewood has submitted revised plans to Liverpool City Council to convert the former Martins Building on Water Street into a 5-star hotel. An extension of time was approved last year for a 138-bed hotel. Latest plans are for a 227-bed hotel with restaurants, bars and spa.
- Lexington Avenue Leisure Ltd has submitted plans to Hull City Council for a 159-bed Hilton Garden Inn on a former nightclub site on Ferensway. The proposed 6-storey hotel features conference facilities with capacity for 700 delegates. Subject to planning, the hotel could open in 2017.
- The Carlton Hotel Collection, which operates ten 4-star hotels in Belgium, Netherlands and the UK, is to operate a proposed new 98-bed hotel on Market Street in Edinburgh's Old Town. The announcement followed an operator selection process by JLL on behalf of developer EDI Group.
- Proposals have been unveiled for a £30M redevelopment and extension of Studley Castle in Warwickshire into a Warner Leisure Hotel. The 3-star 57-bed hotel is owned by Firoka Group and recently debranded from De Vere Venues.

Recent transactions

- Frasers Hospitality, a subsidiary of Singapore-based Frasers Centrepoint Ltd, has acquired Malmaison Hotel du Vin from KSL Capital Partners for £363M. The deal adds 29 lifestyle hotels with over 2,000 rooms to Frasers UK business, which also comprises ten serviced apartment properties with over 550 keys in Edinburgh, Glasgow and London.
- David & Simon Reuben have acquired loans secured against the 5-star 496-bed Grosvenor House, A JW Marriott Hotel in London and two US hotels. The loans were acquired from Bank of China, who funded the Mayfair hotel's purchase by Indian conglomerate Sahara India Pariwar in 2010.
- Greene King, which owns Old English Inns and operates around 1,900 UK pubs, has completed its £774M acquisition of Spirit Pub Company. The deal adds over 1,200 managed and tenanted pubs to the brewer and includes the Good Night Inns brand, which has around 1,000 hotel bedrooms.
- Canadian real estate firm Brookfield Property Partners has agreed to buy Center Parcs from Blackstone Group for an unconfirmed £2.4Bn. Center Parcs operates five short-break holiday resorts in the UK and recently announced plans for a new £200M resort in County Longford, Ireland.
- Britannia Hotels has acquired two hotels sold by Lone Star from The Hotel Collection. Christie + Co handled the sale of the Basingstoke Country Hotel, Hook off a £5.5M guide price and Palace Hotel, Buxton off a £7M guide price. The group now operates 50 hotels with almost 9,500 rooms in the UK.
- An affiliate of Marathon Asset Management's MCAP Global Finance has acquired the 4-star 151-bed Hotel Indigo Liverpool for £13M, an 8% yield. Christie + Co handled the sale on behalf of investment firm Downing. Management of the hotel has been transferred to Valor Hospitality Europe, who now operate 18 UK hotels on behalf of Marathon including 11 former QMH hotels and 5 former Mint Hotels.
- Bangladeshi hotelier Golam Sarwar has made his debut UK hotel purchase - the 3-star 149-bed Bredbury Hall Hotel & Country Club in Stockport. The hotel is proposed to become the flagship for a new chain of UK hotels. It was sold by Christie + Co on behalf of receivers Duff & Phelps off a £10.8M guide price and will be managed by OneCall Hospitality.

For sale

- LRG Acquisition has instructed Eastdil Secured to market its remaining IHG portfolio of hotels with an estimated £1Bn guide price. The portfolio of 19 Holiday Inn and 3 Crowne Plaza hotels, managed by Redefine|BDL, comprises almost 6,000 bedrooms, over half of which are in London.
- US private equity firm TPG is understood to have agreed terms with Lone Star for the acquisition of Atlas Hotels for approximately £600M. Atlas Hotels - previously Somerston Hotels - operates a portfolio of over 5,500 rooms, mainly branded Holiday Inn Express under franchise with IHG.
- Arora Hotels has appointed CBRE to sell the 432-bed Arora Hotel Gatwick Crawley and the 119-bed Holiday Inn London - Heathrow T5. The move follows a strategic review of the group's portfolio, which is set to welcome a 453-bed Inter-Continental at the O2 in London later this year.
- Algonquin SA has appointed JLL to sell the 4-star 116-bed Mercure Bristol Brigstow Hotel with a £15M guide price reflecting a 7.25% yield. Algonquin acquired the hotel, which is leased to Accor HotelServices, from Pedersen Group in 2013.
- Savills has been appointed to sell the 5-star Castlemartyr Resort in County Cork with a €13M guide price. The hotel is situated in 210 acres and features an 18th century manor house and 18-hole golf course. The resort was opened by the Supple family in 2007 at a reported cost of €70M.

Rebranding / under new management

- Dalata has launched Clayton Hotels, its new 4-star hotel brand with almost 2,600 rooms in 7 major cities in the UK & Ireland. The new brand will rise to 13 hotels once a €27M capex program across Dalata's owned portfolio is completed.
- The 161-bed Holiday Inn Woking, Surrey is to rebrand as a DoubleTree by Hilton in September 2015 after a multi-million pound refurbishment by its owners, Crimson Hotels, whose branded portfolio includes two DoubleTree hotels in London.
- 888 Hotel Ltd has appointed Tower Hotel Management (THM) to manage the 83-bed Holiday Inn Manchester - Central Park, replacing Prima Hotels as operators. THM, part of The Peel Group, operates a further 6 hotels in the North of England including franchises with Hilton, IHG and Wyndham.

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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