

Featured statistics and trends

UK Regional Hotel Market - 2015 YTD room supply growth through new hotel openings



New hotel openings

- Hilton has opened the 5-star 292-bed Hilton London Bankside near the Tate Modern in Southwark, which takes its hotel portfolio in London over 10,000 bedrooms. The hotel was designed by Dexter Moren Associates and is operated under franchise by Splendid Hospitality Group.
- The 4-star 87-bed DoubleTree by Hilton Hotel & Spa Liverpool has opened following the restoration of the former Conservative Club and Municipal Annexe on Dale Street. The hotel features a Spa and Jean-Christophe Novelli restaurant and is operated by Interstate Hotels & Resorts.
- Travelodge has opened the 41-bed Travelodge Ryde Isle of Wight, its second hotel on the island. The group opened a 64-bed hotel in Newport in 2007 with developer CHG Holdings. The same developer completed the latest £2.2M hotel on the former Wight Motors site on Lind Hill.
- Whitbread has opened the 125-bed Premier Inn Sunderland City Centre, which was delayed following the administration of original developer, GB Group Holdings in early 2015. Works were completed by Harris Construction Management on behalf of the property's pension fund owner.
- J D Wetherspoon has opened the 9-bed Golden Lion hotel in Rochester, Kent. The group has completed a £1.5M refurbishment to its public house, including the new bedrooms.
- Simon Rigby's Villa Group has added the 22-bed Villa Levens, just south of Kendal, Cumbria to its portfolio of North West hotels. The country house hotel was converted from former Nun's retreat Brettargh Holt and is set in 14 acres.
- James Moreno and Carl Blanchette have opened the 17-bed Blue Ivy Hotel, Colchester after the £1M conversion of former offices on North Hill. The independent boutique hotel joins nearby sister property East Gate Inn on Harwich Road.

Development activity

- Glasgow City Council has approved the £6.75M sale of a surface car park site on Ingram Street to a developer proposing a 'luxury budget' 395-bed hotel. The site is being acquired by Merchant Hotel Glasgow Ltd, which is owned by Sinclair Beecham, co-founder of the first Hoxton Hotel in London.
- Belfast City Council has approved plans by Hastings Hotels to convert the 22-storey Windsor House office block in the city centre into a 200-bed hotel and 18 serviced apartments. The £30M Belfast Grand Central Hotel is set to open in 2018.
- Tetrarch Capital has submitted plans for a 158-bed hotel off O'Connell Street, Dublin. The €16M 'budget boutique' hotel would be converted from the 3-storey Sackville House office building behind Clerys department store. Subject to planning, a late 2017 opening date is expected.
- Paddy McKillen has acquired a former warehouse on North Wall Quay, Dublin from NAMA and plans to convert and extend it into a 150-bed hotel. The €15M hotel is the second to be recently proposed in the Docklands area and follows plans by EY for a 169-bed hotel also on North Wall Quay.
- PPHE Group has signed a management agreement with Battersea Power Station Development Company to operate a 160-bed hotel that is expected to open in 2019 as part of Phase 3 of the developer's wider plans. The Art'otel branded lifestyle property will feature a rooftop swimming pool.
- Vastint Hospitality has acquired a development site with outline consent on Hungate, York from Hiscox Insurance and is planning a 120-bed Moxy Hotel, which would be operated under a franchise with Marriott International.
- Zeal Hotels has submitted plans for a 120-bed Holiday Inn Express in Bridgwater, Somerset. Aros Architects has designed plans for the hotel, which would be located just off Junction 24 of the M5 and situated beside a Marston's pub.

Recent transactions

- Queensgate Investments, which is developing the soon to open 453-bed InterContinental London - The O2, is reported to have agreed the £400M purchase of the 906-bed Holiday Inn London - Kensington Forum. The hotel formed part of an IHG franchised portfolio being sold recently by LRG.
- Crimson Hotels has purchased the 4-star 203-bed Regency Hotel on Queen's Gate in Kensington, London for over £100M. CBRE handled the sale on behalf of Comcrest Ltd. Crimson is to invest £10M refurbishing the hotel before opening it as a DoubleTree by Hilton in early 2016.
- Dalata Hotel Group has acquired the 4-star 191-bed Clarion Hotel Cork for €35.1M. Joint selling agents JLL and Savills handled the investment sale transaction. The hotel will continue to be operated under a long lease by Choice Hotels Ireland under a franchise for the Clarion brand.
- The 5-star 130-bed Fitzwilliam Hotel, Belfast has been acquired by Michael Holland, whose management company Hotel Partners has been operating the Great Victoria Street property since it opened in 2009. The hotel was acquired from Graffan Properties for a reported £17M.
- EQ Group has acquired a part finished development site in south west London off a £14M guide price and is to complete a full fit-out before an opening in H2 2016 of the 146-bed DoubleTree by Hilton London - Kingston upon Thames, which will be operated by Interstate Hotels & Resorts.
- India's Bird Hospitality has acquired the 5-star Forbury Hotel in Reading, Berkshire from Andrew Davis for £10.2M. The property opened in 2006 following a conversion of the former Shire Hall and comprises 23 bedrooms in the main hotel and 17 serviced apartments in an adjacent building.
- iNua Hospitality has completed the acquisition of the 4-star 46-bed Kilkenny Hibernian Hotel. The investment firm purchased the hotel from the Byrne family for €7.25M in a deal handled by DTZ Sherry FitzGerald. iNua part funded the purchase with a €5.25M 5-year Bond yielding 7%.
- Mayfair Capital Investment Management has acquired the 104-bed Travelodge Norwich Central for £8.7M, reflecting a 5.5% net initial yield. The hotel is let to Travelodge until 2039 and was sold by JLL on behalf of AVIVA Investors.

For sale

- Cola Holdings is selling the 4-star 708-bed Kensington Close Hotel & Spa in west London, which underwent a refurbishment and 175-bed extension in 2012. CBRE and Savills have been appointed as agents to sell the property free of branding and management at a reported £350M guide price.
- Shiva Hotels is reported to have appointed Eastdil Secured and JLL to advise on the sale of four London hotels for around £270M - the Hampton by Hilton at Gatwick and Waterloo, the Hilton Heathrow T5 and the Ramada at ExCeL, which is rebranding as a DoubleTree by Hilton.
- glh. has appointed JLL to sell the 175-bed Thistle Kensington Gardens Hotel in west London with a £100M guide price. The Bayswater Road hotel is considered non-core and being sold free of branding and management. It is understood glh. will reinvest the sale proceeds into its 4-star Amba brand.
- Frogmore Real Estate Partners has appointed Gerard Nolan & Partners to sell the freehold interest of the 80-bed South Place Hotel near Moorgate in central London. A reported £80M guide price has been set for the 5-star hotel, which opened in 2012 and is leased to D&D London until 2047.
- JLL has been appointed to sell the long leasehold of the 4-star 95-bed Malmaison Oxford with a £42M guide price. The former Oxford Castle and Gaol were converted into a mixed-use scheme with residential and retail elements in 2006.
- HVS Hodges Ward Elliott has been appointed by administrators to sell the 213-bed Whittlebury Hall, Conference, Training Centre, Hotel & Spa in Northamptonshire with a reported £30M guide price. The destination venue is located beside the Silverstone motor racing circuit.
- Savills has been appointed to sell the Staycity Serviced Apartments Saint Augustine Street in Dublin with a €22M guide price reflecting a 5.65% net initial yield. The property is leased to Staycity until 2023 at €1.3M p.a.. It was built in 2008 and features 110 one, two and three-bed apartments.
- DTZ Sherry FitzGerald and Savills have been appointed to sell the 3-star 111-bed Tara Towers Hotel, Dublin with a €9M guide price. The former Jurys Doyle hotel was built in 1972 and is situated on a 1.4 acre site on Merrion Road beside the Elmpark office and residential development.

About AM:PM

AM:PM are a leading independent source of subscription-based market intelligence on the hotel sector in the UK & Ireland.

The AM:PM Hotel Database is available online, updated daily and features interactive mapping. It details more than 25,000 branded and independent hotels with over 1 million rooms covering the past, present and future of hotel supply.

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