



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

Transactions



- KPMG, administrators to Menzies Hotels, has sold 12 UK regional hotels with over 1,200 rooms to Sol & Eddie Zakay's Topland Group for an undisclosed sum understood to be in the region of £80M. Three hotels with around 350 rooms operated under lease - Gatwick Chequers, Luton Strathmore and Swindon - were not included in the sale and will now close.

- Colliers International has sold the 4-star 118-bed Oakley Court Hotel, Windsor for a sum 'beyond expectations'. Lake Opportunities has acquired the property from administrators KPMG, which is currently managed by Principal Hayley.
- London serviced apartment group, Cheval Property Management has acquired Harrington Court in South Kensington. The 47-apartment building, including retail space, was sold by Savills for over £55M on behalf of receivers, BNP Paribas.



- Shiva Hotels, the hotel development and management company owned by the Sachdev family, has acquired Millennium Bridge House in the City of London from Carlyle Group for £87M. ICG-Longbow provided acquisition funding. The office building is fully let but has planning consent for change of use to a 348-bed 300,000 sq. ft. hotel.

- London & Regional Properties has effectively secured a controlling interest in the 4-star 272-bed Radisson Blu Portman Hotel after buying £90M of debt from Lloyds Banking Group and NAMA. The hotel is owned by Gloucester Capital, who acquired a long leasehold for £85M in 2006 and unsuccessfully marketed the hotel for £100M in 2010.
- Nine Hospitality has bought the 4-star 95-bed Ramada Birmingham North-Cannock from the administrators to Pritchard Group for an undisclosed price. The mixed-use office and retail site was sold by GVA off a £5.75M guide price.
- The 5-star 131-bed Kingsley Hotel in Cork, which closed following flooding in 2009, is expected to reopen after major refurbishment in 2014. The hotel was sold by Savills off a €6M guide price on behalf of administrators Deloitte to China based Kang Family Worldwide Group, who recently acquired the nearby Fota Island resort.
- Hotel management consultancy iNua Hospitality has acquired the 4-star 126-bed Radisson Blu Cork, the fifth hotel to change ownership in the city this year. The hotel, which opened in 2005 at a cost of €37M and is subject to an operating agreement with Carlson Rezidor until 2025, had been marketed by Savills off an €8M guide price
- Seddon Group has sold the 80-bed Travelodge Bolton Central River Street to PSP (Bolton) LLP for £3.75M representing a net initial yield of 7%. The hotel opened in 2011 and is leased to Travelodge for 25 years. The transaction is the ninth Travelodge investment sale in 2013 including two forward funding deals on hotels under construction.

For sale

- Agents are expected to be appointed shortly to sell 16 UK Hilton properties with over 3,000 rooms. The hotels are owned by Igal Ahouvi and Delek Global Real Estate, who acquired them in a £400M sale and manage-back deal in 2005.
- De Vere Group, which is partly controlled by Lloyds Banking Group, has instructed Christie + Co to sell the iconic seafront 201-bed Grand Brighton Hotel with a £50M guide price. The hotel, which is being sold in line with a previously outlined non-core disposal strategy, recently completed a £5M refurbishment and will shortly celebrate its 150th anniversary.
- Jones Lang LaSalle are selling the 4-star 85-bed Macdonald Townhouse Hotel on behalf of Harcourt Developments. A guide price has not been disclosed for the former Princess Hotel, which Macdonald Hotels manage.



New Development



- Marriott has confirmed plans to open four UK hotels in 2015 under its new budget brand Moxy, which is being developed with Inter Hospitality, IKEA's property division. A 180-bed hotel will open in central Liverpool with the others all in London, including a 425-bed hotel on Bath Road at Heathrow.

- Dominvs Hospitality, part of the Dominvs Group owned by the Ahluwalia family, has acquired a 4-acre plot at Aberdeen airport. Plans for the ABZ Business Park site - originally featuring architects plans of an Ibis and Novotel - are for a 3-star 112-bed hotel and 4-star 139-bed hotel. Both are expected to open in 2016 at a combined £30M investment.



- Hotel Land & Development has submitted plans to convert part of the Queen Insurance Building owned by Bruntwood Estates on Castle Street, Liverpool into a 99-bed Tune Hotel. Separate plans for a 127-bed Tune Hotel in Parker Street submitted by TP Hotel (Liverpool) in 2011 have not progressed.

- German budget brand Motel One has acquired a site adjacent to Glasgow Central Station from Buccleuch Property. It plans to build a 374-bed hotel, which would be the largest in Scotland when it opens in 2015. Motel One is finalising a second Edinburgh hotel on Princes Street and has pipeline projects underway in London, Manchester and Newcastle.
- Bespoke Hotels has confirmed it will open a luxury boutique 66-bed hotel in Manchester in Spring 2015. Hotel Gotham is being developed by CDP, the development arm of Marshall Construction Group. Work is due to start on converting the Edwin Lutyens designed former Midland Bank building at 100 King Street in March 2014.
- Soho House and New York hotel developer Sydell Group have submitted plans to convert another former Midland Bank property, on Poultry in the City of London into a 5-star 255-bed hotel. These replace original plans for a luxury 185-bed hotel that were first submitted in 2007 before the previous developer went into administration in 2009.
- GB Group has secured around £5M of funding from Leeds City Region Local Enterprise Partnership (LEP), which has unlocked plans for a new £32M 14-storey 206-bed Hilton Hotel close to the First Direct Arena in Leeds. Construction work on the Dexter Moren designed property is due to start shortly with opening scheduled for 2015.
- Ropemaker Properties (BP Pension Fund) has agreed to a £13.4M forward fund of a new 124-bed hotel on the former Alfa Laval site in Brentford, West London. The hotel, due to open in early 2015, will be let to Premier Inn for 25 years.
- Work is underway on six new UK Travelodge developments worth over £41M that will add 579 rooms between July and December 2014. Anglo Holt are the contractor on four of the hotels, which are located in Glasgow, London (Greenwich and Raynes Park), Ryde, Southampton and Winnersh.

New Openings

- Whitbread opened three hotels this month including the 184-bed Premier Inn London City (Monument) on St Mary at Hill. The hotel was developed by Beltane Asset Management and constructed by McAleer & Rushe. Royal London funded the £25M hotel, which will be let to Whitbread for 25 years at an initial 4.75% yield.

Re-branding

- Jurys Inn is to renovate and rebrand three of its London hotels with over 900 rooms next year under a franchise deal with Hilton. The group's hotels in Chelsea (April 2014) and Islington (October 2014) will operate as DoubleTree by Hilton properties and its hotel at Heathrow (December 2014) will become a Hilton Garden Inn.

Opening Soon

- Malmaison & Hotel du Vin will open its seventh Scottish property following the £15M restoration of the former Tay Hotel in Dundee. The 91-bed hotel will bring life back to a building that first opened as the Mathers Temperance Hotel in 1899.
- IHG will add its fourth UK extended stay property when the 168-room Staybridge Suites Birmingham opens at Martineau Place following a BPRA-scheme office conversion developed by Cannock Group.