

Featured statistics and trends



New hotel openings

- Former Manchester United players Gary Neville and Ryan Giggs have opened the 4-star 133-bed Hotel Football opposite the club's Old Trafford stadium. The £24M hotel is operated by GG Hospitality and features Cafe Football, conference facilities for 700 delegates and an indoor football pitch.
- Whitbread has opened its 60th hotel in London, the 124-bed Premier Inn London Brentford on the former Alfa Laval site on Great Western Road. The £13.4M hotel is leased to Whitbread for 25 years. It was built by McAleer & Rushe and forward funded by BP Pension Fund's Ropemaker Properties.
- Hilton Worldwide has opened the 160-bed Hampton by Hilton Newcastle, its 16th Hampton in the UK and first in the North East. The hotel was developed by Downing under a BPRA investor scheme conversion of the Baron House office building and will be managed by Interstate Hotels & Resorts.
- Z Hotels has opened its fourth London hotel and sixth in the UK, the 111-bed Z Shoreditch. The hotel is located in The Bower, a mixed-use office, restaurant and retail scheme developed by Helical Bar and Crosstree near Old Street station.
- Travelodge has opened its second hotel in Southampton, the 84-bed Travelodge Southampton West Quay. The £5.5M hotel was developed by CHG Developments and involved the conversion of former Lloyds Bank offices on Castle Way.
- Whitbread has opened the 80-bed Premier Inn Yeovil Town Centre on the former Somerfield site in Key Market House on Middle Street. The £5M hotel and Beefeater restaurant was developed by Bowmer & Kirkland's Peveril Securities.
- Marstons has opened its second own branded budget hotel in Scotland, the 27-bed Queen of the Loch in Balloch, at the south end of Loch Lomond. It follows last year's opening of a similar sized hotel, the Pine Marten in Dunbar, East Lothian.

Development activity

- Whitbread has added over 600 bedrooms in March 2015 to its development pipeline, which now stands at over 13,500 rooms. Recently added sites include new leaseholds in Heathrow and Penrith, a going concern acquisition in Oxfordshire and new freehold build on a former Sandown hotel site.
- Plans for a new £333M Aberdeen Exhibition and Conference Centre (AECC) to replace the existing 1980s facility have been approved. The development by Henry Boot includes two hotels with 350 rooms that are reported as expected to be operated under Hilton and Starwood brands.
- Carlson Rezidor plans to open a 220-bed Radisson Blu at Birmingham Airport in early 2017. The hotel is being developed by Walnut Hotel Holdings and will also feature 1,300 sqm of meeting and conference space and a health club.
- Urbo Regeneration expects to submit plans soon for a £250M mixed-use development on a 5-acre site near the law courts in Sheffield. The new West Bar Square proposals include office, retail and residential use and a hotel.
- Marriott is reported to be targeting a site off Harbour Parade in Southampton for a new 152-bed Moxy hotel in partnership with Vastint Hospitality. The site was previously earmarked for an office development but Southampton City Council will shortly decide on a proposal for hotel use.
- Newcastle-based Cairn Group, which operates a portfolio of 23 hotels in the UK, is in discussions with Sunderland City Council over a ground lease for a high quality hotel at the new Keel Square. The plans provide the council with a head lease option over ground floor commercial space.
- Glasgow-based Maven Capital Partners are understood to be marketing a new BPRA-qualifying 100-bed Hotel Indigo in central Cardiff. Maven, who control the Hotel Indigo Glasgow are working with established developer Sanguine Hospitality.

Recent transactions

- US investment firm Cerberus has acquired a portfolio of 18 regional UK hotels with 2,443 rooms from LRG Acquisition for £225M. The primarily Holiday Inn portfolio includes hotels in Edinburgh, Gatwick, Leeds and Reading that will be operated under franchise by Interstate Hotels & Resorts.
- John Malone Partnership, a consortium including Paul Higgins and Lalco, has agreed to acquire the 5-star 197-bed InterContinental Dublin from London & Regional for an undisclosed sum. The hotel was recently rebranded from Four Seasons and will now undergo a €5M refurbishment.
- Qatar Airways has completed the £33M purchase of the 4-star 350-bed Sheraton Skyline Hotel London Heathrow from Host Hotels & Resorts. The property will shortly be rebranded as Oryx Sheraton Skyline London Heathrow. A further UK hotel purchase is expected to be announced shortly.
- Pyramid Hotel Group, a US hotel investor with 55 hotels and over 19,000 rooms, has acquired the 3-star 132-bed Temple Bar Hotel in Dublin from FBD Hotels for a price 'comfortably above' the €27M guide price set by CBRE. The hotel will now be operated by Windward Management.
- Dalata Hotel Group has acquired the 4-star 170-bed Holiday Inn Belfast from McAleer & Rushe for £18.5M. Dalata has also announced plans to rebrand 13 of its hotels - including recently acquired Moran Bewley properties - under a new 4-star brand, Clayton Hotels during 2015.
- Whitbread has acquired the 120-bed Holiday Inn Express Banbury M40, which will rebrand as a Premier Inn later this year. The hotel was sold by Savills off an £8.5M guide price on behalf of PwC, administrators to Lewis Property Holdings.
- Tom O'Gorman, who owns the Blarney Golf Resort in County Cork, has acquired the 3-star 92-bed Hotel Clybaun in Galway with backing from Capital Assets. The new owners are planning a €1M refurbishment of the hotel, sold by CBRE for over €3M on behalf of receivers Grant Thornton.
- Starboard Hotels has acquired its first hotel in Scotland, the 71-bed Holiday Inn Express Greenock in Inverclyde. The hotel was sold by JLL off a £1M guide price on behalf of a BDL investor syndicate. Starboard has plans for further expansion and is actively seeking new UK hotels and sites.

For sale

- QHotels has been put up for sale by its US owners Sankaty Advisors and Canyon Capital with an estimated £650M guide price. Rothschild has been appointed to sell the group, whose 27 hotels with over 3,800 bedrooms include Cameron House by Loch Lomond and The Midland in Manchester.
- The 5-star 494-bed Grosvenor House, a JW Marriott Hotel on Park Lane in London is to be sold by JLL after Deloitte were appointed administrators to the hotel's owner, Sahara India Pariwar. Sahara acquired the hotel for £470M in 2010.
- Kew Green has appointed US investment bank Jefferies to advise on strategic options, including a possible sale estimated at over £400M. The group has a portfolio of over 50 UK hotels and is the largest Holiday Inn franchisee in Europe. It is majority owned by Goldman Sachs and TPG.

Re-branding

- SACO and Oaktree Capital have merged their serviced apartment interests to create a portfolio with 1,645 apartments, including 945 apartments due to open across 10 sites under the new Beyonder Aparthotel brand in locations including Aberdeen, Dublin, Edinburgh, Glasgow and London.
- Standard Life Investments, advised by CBRE, has agreed a 25-year lease with European hotel group Leonardo Hotels for its first UK hotel at Heathrow. The former Holiday Inn on Bath Road has rebranded as the 230-bed Leonardo Hotel London Heathrow Airport and will now be fully refurbished.
- Hilton has opened its 25th DoubleTree in the UK, the 105-bed DoubleTree by Hilton Nottingham Gateway. The hotel is operated under franchise by Riaz Mawani's Exceptional Hotels & Resorts, who have completed a major refurbishment of the former independently run property.
- Crimson Hotels has completed a major refurbishment of the former Comfort Hotel Heathrow, which has opened as the 184-bed Mercure London Heathrow. Crimson also has planning consent to add a further 80 bedrooms to the hotel.
- Somerston Hotels has changed its name to Atlas Hotels following its recent acquisition by Lone Star Funds. The move amalgamates 47 hotels with around 5,700 rooms from the former morethanhotels and Somertson portfolios.

About AM:PM

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

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For further information please contact:

AM:PM Hotels

1 Kenmore Street
Aberfeldy | Perthshire | United Kingdom | PH15 2BL

info@ampmhotels.com

+44 (0)1887 820 006