



# THE CRAVEN HOTEL

10-11 CRAVEN TERRACE  
LONDON | W2 3QD

PARK AVENUE INN  
CRAVEN HOTEL

Just one minute's stroll from Hyde Park

# KEY INVESTMENT HIGHLIGHTS

- 39 en-suite guest bedrooms in double-width building
- Ground floor restaurant with separate street access
- Passenger lift service from lower ground to top floor
- Located between Hyde Park and Paddington Station
- Three minute walk to Lancaster Gate underground station
- Freehold property, free of brand and management

Acting with Sole Selling Rights, Colliers is inviting offers **in the region of £8,750,000**

PARK AVENUE INN  
CRAVEN HOTEL

# BACKGROUND

Colliers is pleased to announce they have been instructed to offer for sale the Craven Hotel, a 39-bedroom tourist hotel located within the City of Westminster.

The hotel will be offered on a freehold basis and free of management and brand, thereby offering the buyer a ready-made opportunity to own and operate a desirable central London hotel.

The hotel has been the subject of substantial investment including the installation of a lift and the addition of air conditioning to a number of the bedrooms.



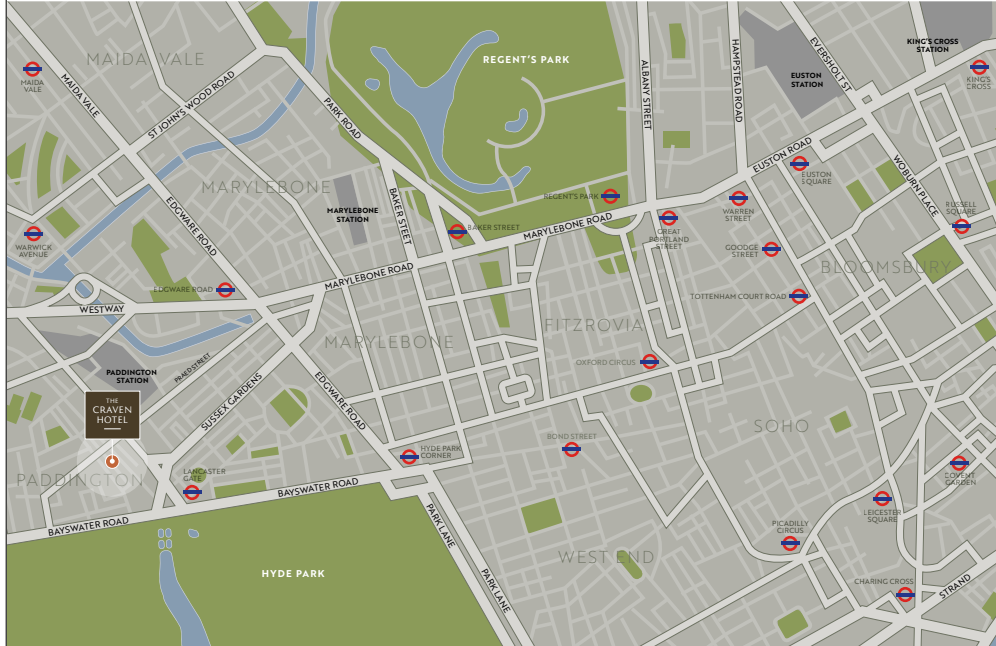
# LOCATION

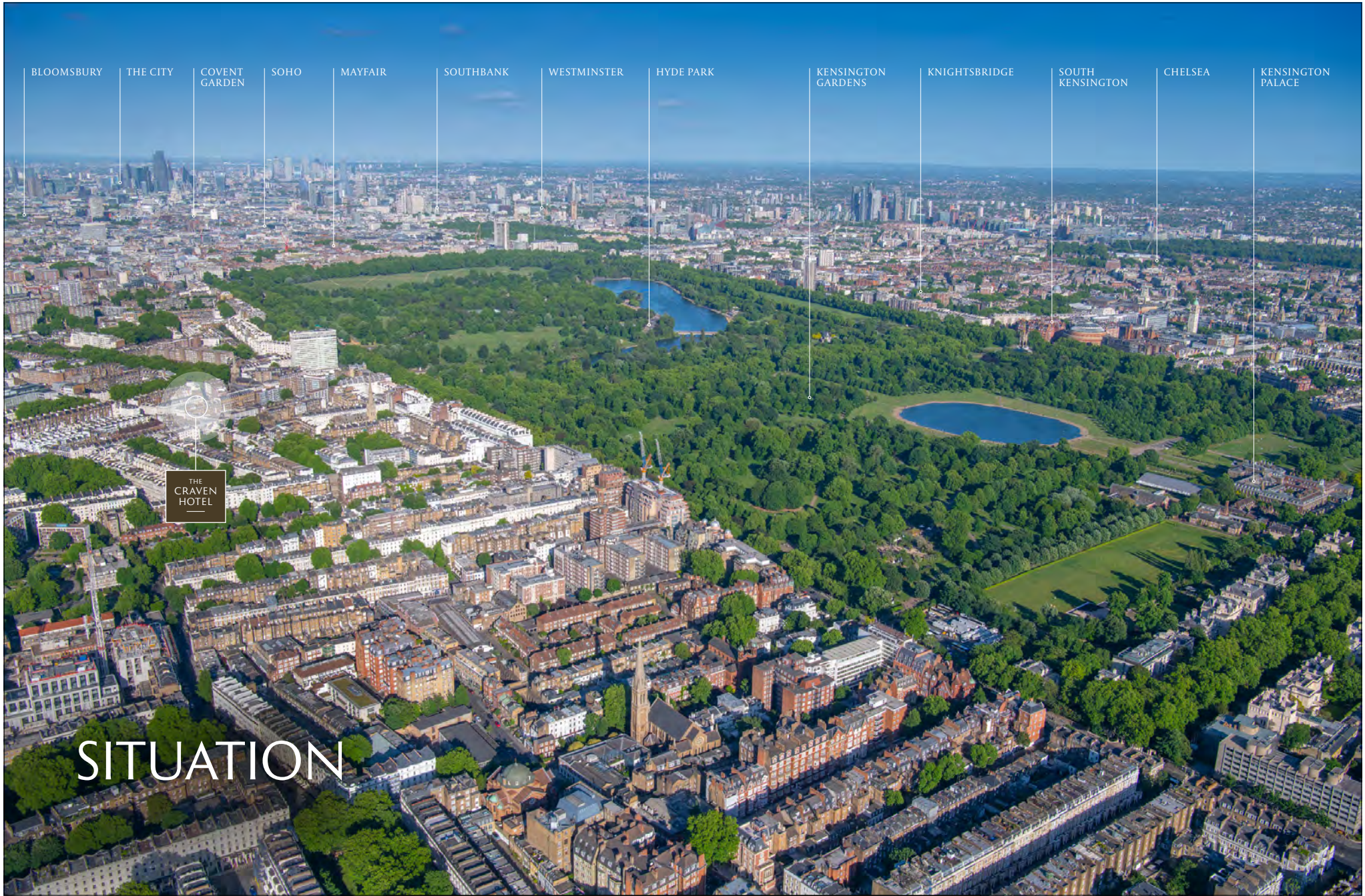


The hotel is superbly located in fashionable Bayswater just one minute's walk away from Hyde Park and Bayswater Road and close to Lancaster Gate underground station. Paddington mainline and underground station is also within easy walking distance from the property where the Heathrow Express provides a frequent and fast service to Heathrow Airport in approximately 15 minutes.

The recently opened Elizabeth Line and four other underground lines also serve this major rail station.

Located as it is within the City of Westminster the whole of central London lies within easy reach of the property including all of London's top tourist attractions.





# SITUATION

THE CRAVEN HOTEL | 10-11 CRAVEN TERRACE | LONDON | W2 3QD



# THE PROPERTY



The hotel forms part of an attractive terrace and comprises two adjoining and fully interconnecting buildings. Accommodation is laid out over lower ground, ground, upper ground and four upper floors, all of which (excluding the upper ground floor) are connected by a recently installed 5-person passenger lift service.

## PUBLIC AREAS

Spacious reception lobby with attractive ceramic tiled floor and customer toilet. Also on the ground floor and to the front of the building is a light and airy air-conditioned restaurant area with buffet food servery. Full windows to street and separate doorway access from Craven Terrace.

# LETTING BEDROOMS

Single	10
Double	23
Twin	6
<b>Total</b>	<b>39</b>

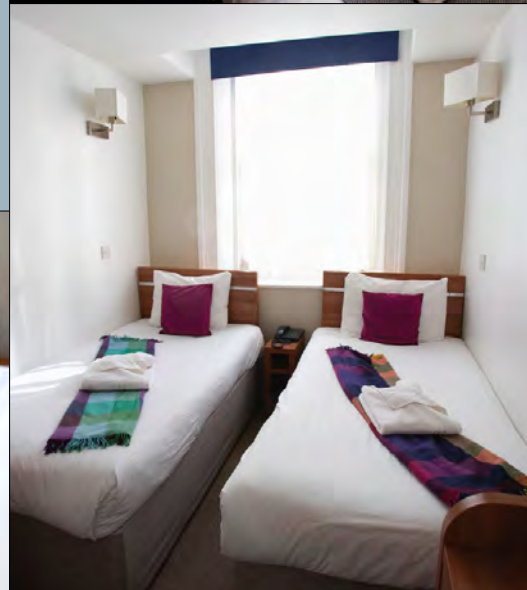
All letting bedrooms in the hotel have en-suite shower rooms or wet rooms and are well appointed and equipped. The two ground floor bedrooms are DDA compliant. The bedrooms

at lower ground floor and ground floor level also have air conditioning provided.

## BACK OF HOUSE FACILITIES

To the rear of the restaurant area there is a spacious and well equipped catering kitchen with full extraction system. There is a reception office at ground floor level and other facilities include a boiler room, small luggage store area, linen store and additional store areas.

Prior to reopening for trade in 2017 the premises were closed for a number of months whilst substantial refurbishment works were carried out and the property was reconfigured to its current layout.



# FLOORPLANS

Click on individual plans to view at larger size.

Plans **not** shown to scale.

LOWER GROUND FLOOR



GROUND FLOOR



UPPER GROUND FLOOR



FIRST FLOOR



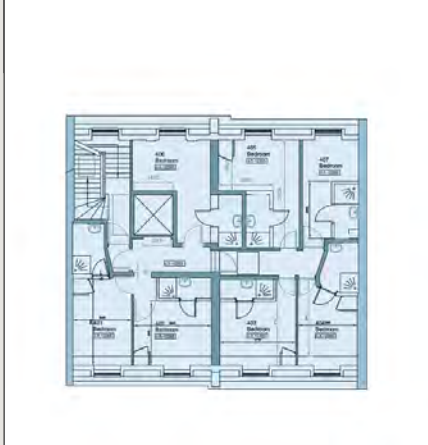
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



TITLE PLAN





## THE BUSINESS

The hotel is currently managed by our client and operates along simple bed and breakfast lines. We believe there may be an additional opportunity to open up the highly visible and accessible restaurant as an all-day coffee shop/ café should the buyer so require.

Full management accounts will be made available to bona fide applicants subject to the signing of a confidentiality agreement.

## TENURE

The property is freehold and offered for sale as a going concern asset sale.

## EPC RATING

Band C.

## PRICE

**Offers in the region of £8,750,000** are invited.

## VIEWING

The property may **only** be viewed by prior appointment through this office. Under no circumstances may a direct approach be made to the hotel.

## FINANCE

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

## IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.



# CONTACT

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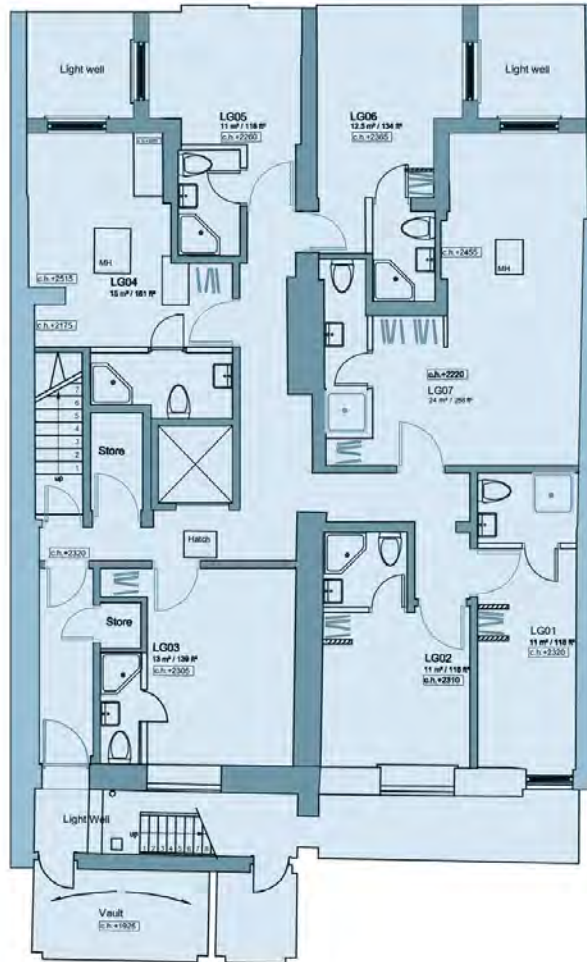
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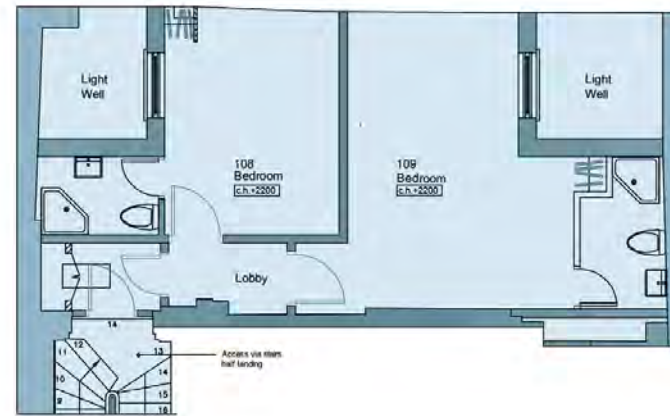
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## LOWER GROUND FLOOR



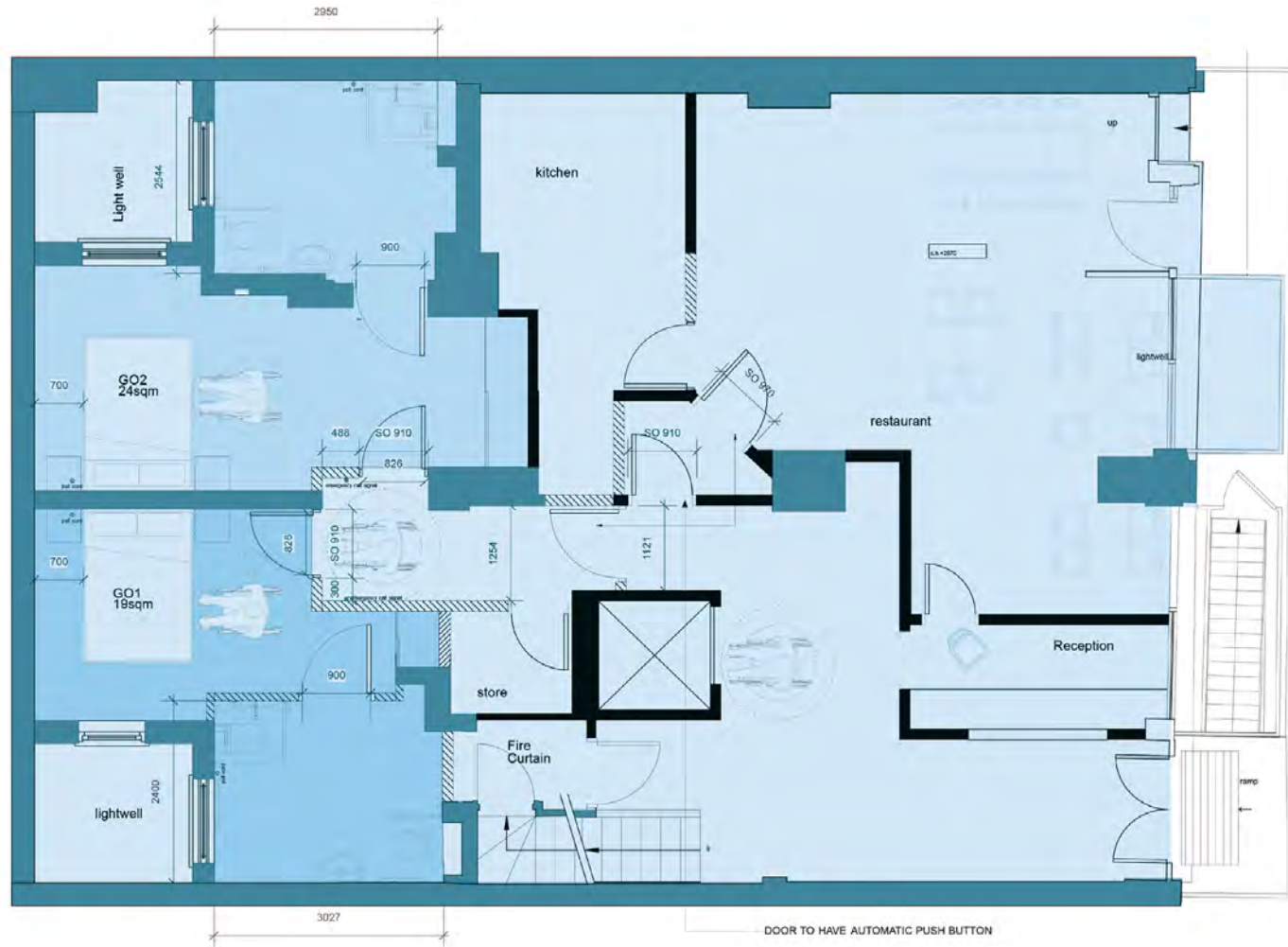
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## UPPER GROUND FLOOR



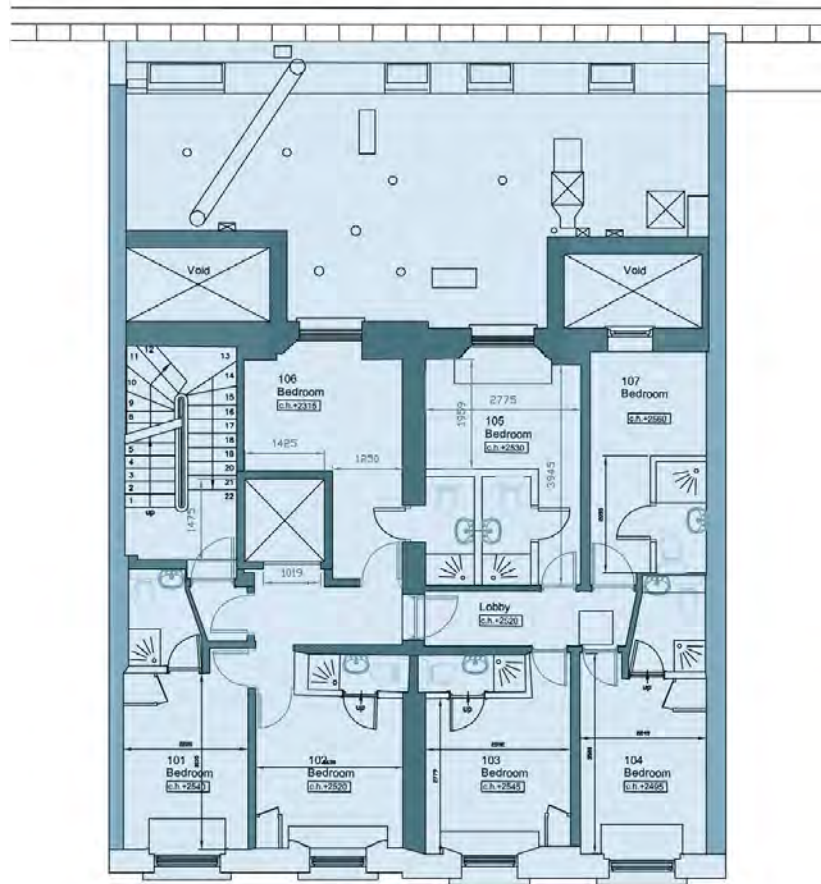
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# GROUND FLOOR



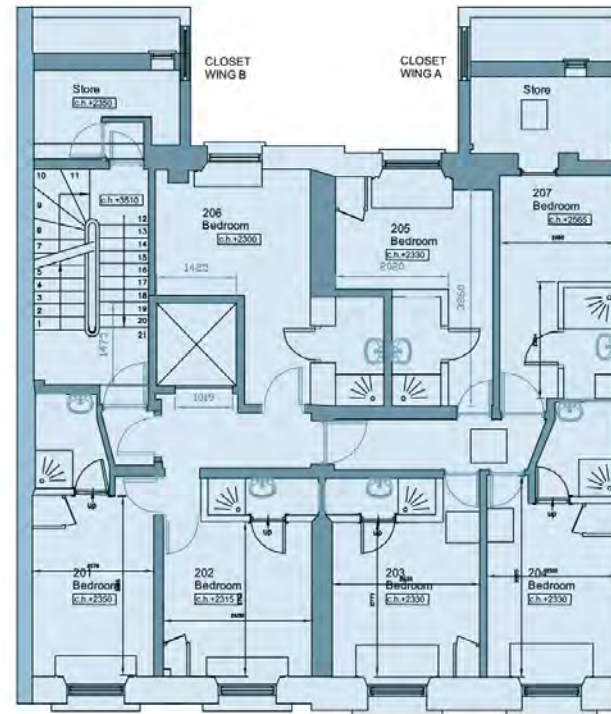
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# FIRST FLOOR



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# SECOND FLOOR



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# TITLE PLAN



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