



Hotel Earls Court

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At a glance

- Established 17 bed hotel
- Family run business for over 40 years
- Breakfast room, guests lounge & conservatory
- Manager's office
- Busy & vibrant location
- Energy Rating:C



Hotel Earls Court allows an incoming buyer the opportunity to acquire an established business located in the prestigious borough of Kensington & Chelsea. Our clients have owned and operated the hotel for over 40 years and have now decided to retire. They have established an excellent business with the hotel enjoying high levels of occupancy throughout the year. The hotel is popular with tourists from all over the world with many guests returning year after year.

Hotel Earls Court

Location

The Hotel Earls Court is centrally located in the heart of Earls Court, on the corner of Pennywern Road & Warwick Road. Earls Court is situated close to the upmarket area of Kensington and combines leafy Victorian residential squares, chain hotels and busy and vibrant commercial streets. Earls Court Underground Station is approximately 50m from the hotel and the A4 and M4 motorways provide easy access in and around London, in particular to Heathrow Airport & Central London. Earls Court is renowned for having a diverse range of dining and drinking establishments and this coupled with the eagerly awaited Earls Court regeneration development, provides the hotel with an excellent trading position. The state of the art regeneration programme promises to deliver additional housing, retail, commercial property as well as new community facilities.

Ground Floor

There is an entry phone system that allows access to the hotels spacious entrance lobby and reception. To the rear of the reception there is a manager's office. The hotels gas central heating boilers are concealed in a storage area on the ground floor of the building.

Other Floors

On the lower ground floor there is a comfortable residents lounge and a circa 22 cover breakfast room. The breakfast room extends out on to a conservatory where guests can also take their breakfast. The hotels kitchen are located to the rear of breakfast room. The hotels laundry is also in the basement and they also house two Vodaphone micro cells that provide the hotel owners an additional £10,000 p.a income. There is also a store room in the basement.

Letting Accommodation

There are 17 letting rooms with accommodation arranged over lower ground and three upper floors. The bedrooms are configured as follows:

Lower Ground Floor:

2 double en suite rooms (one room has access to a patio)
1 basic room that has access to a shower room/wc

Ground Floor:

2 single basic rooms (they share shower room/wc)
2 double en suite rooms

First Floor:

2 Single basic rooms (sharing a shower room/wc)
3 Triple en suite room

Second Floor:

2 Single basic room
2 Triple en suite rooms
1 twin basic room (basic rooms share a shower room/wc)

All the letting rooms have hand wash basins.

External Details

To the rear of the hotel there is a walled garden where there is currently a storage shed. Approximately three years ago the owners had obtained planning permission to add a single story extension. This planning permission has now lapsed, however, the owners have laid the foundations to do the works and the consent is likely to be reinstated should an incoming buyer want to complete the works.

Trading Information

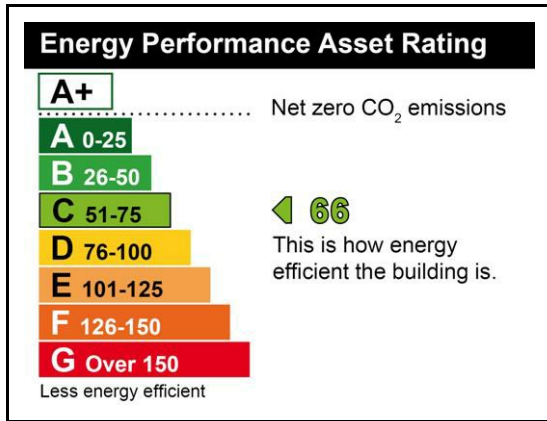
Trading information will be provided to interested parties once a formal viewing has taken place.

Planning Permissions

Planning permission was granted in 2017 for the construction of single story out-building to part of rear patio garden to provide a staff rest room facility and store to the rear of the hotel. This consent has now lapsed, however, the owners have begun the works and dug the foundations for the proposed building.

Hotel Earls Court

Energy performance certificate



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