

MINA HOUSE HOTEL

PADDINGTON, LONDON, W2

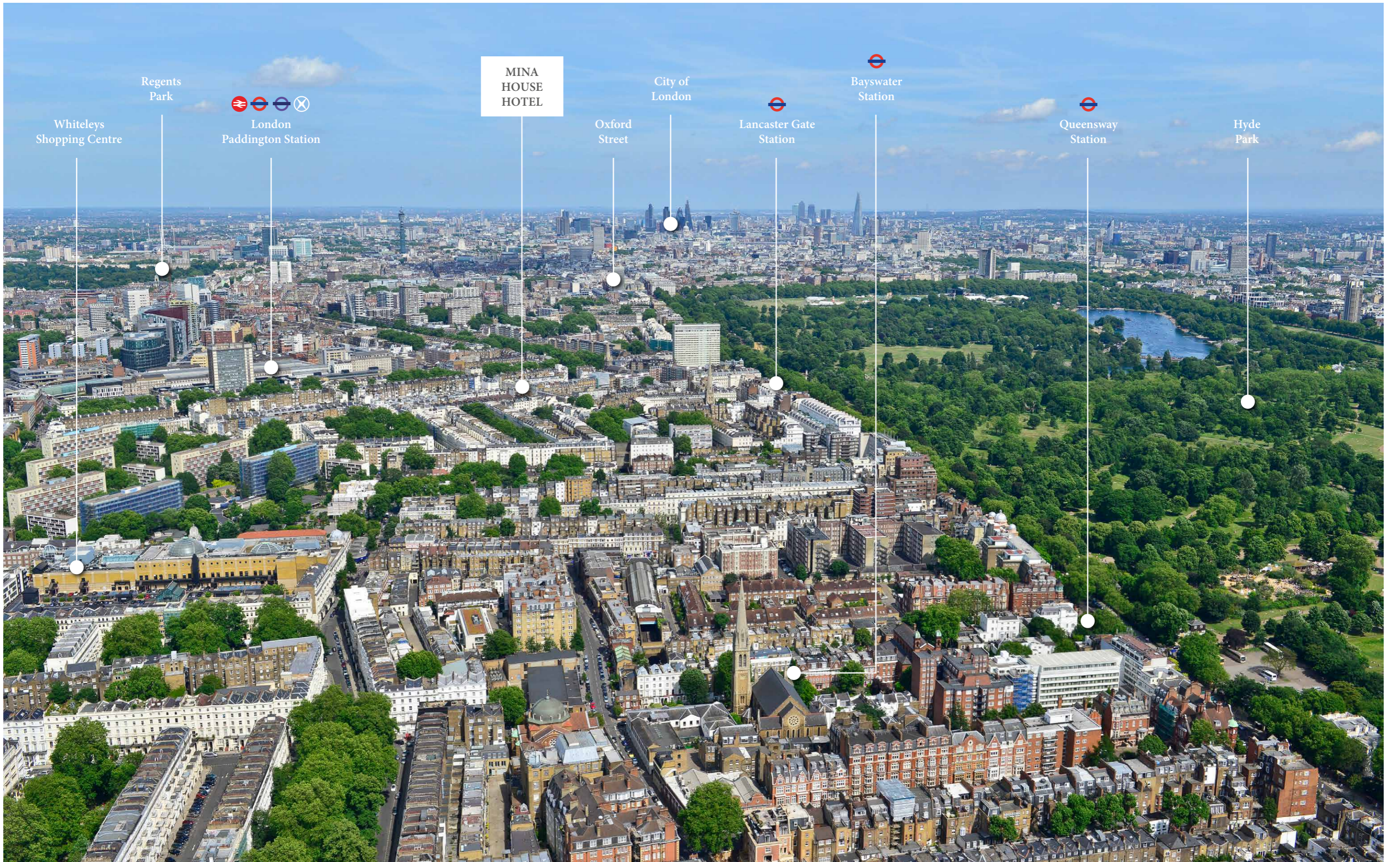
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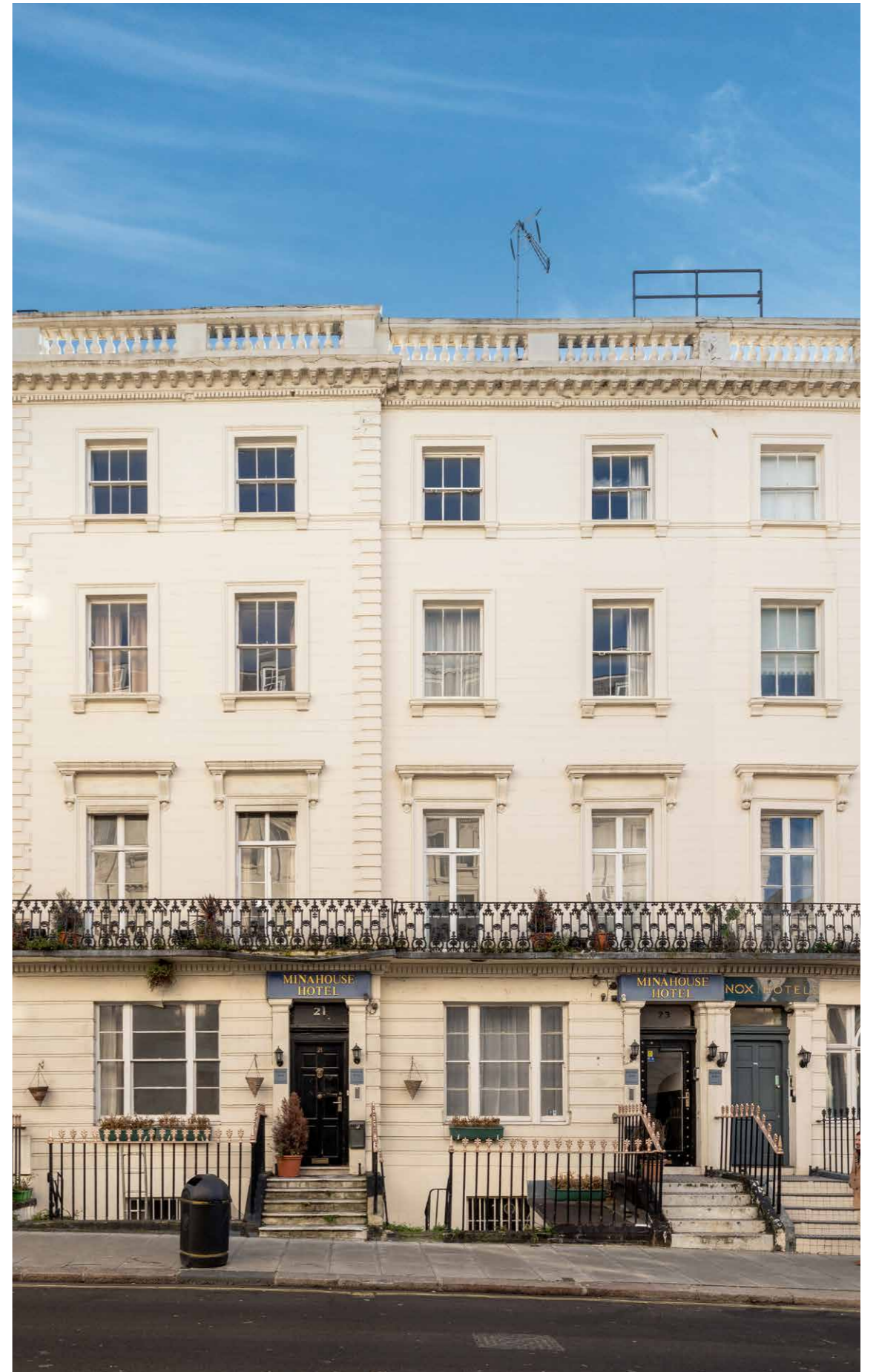
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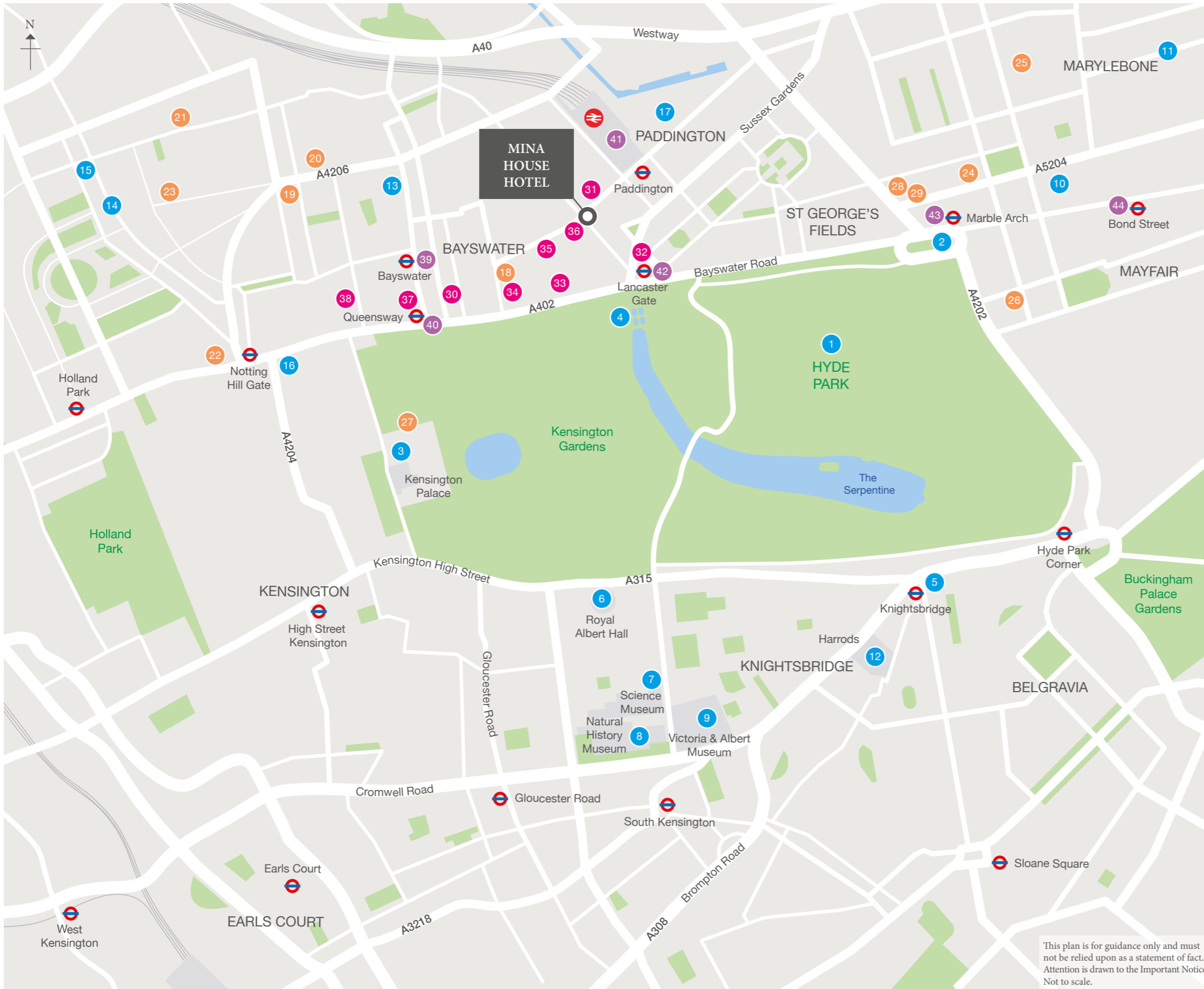
EXECUTIVE SUMMARY

- Excellent opportunity to acquire a freehold hotel
- Located 0.2 miles away from Paddington Station which provides access to the Elizabeth Line and other London Underground lines
- Other nearby stations include Lancaster Gate, Bayswater, Queensway Station
- Accommodation comprising of 28 en-suite bedrooms, one reception area and breakfast room
- Owner estimates area as 607.9 m²
- Fantastic tourist attractions including Kensington Palace, Royal Albert Hall, St Mary's Hospital, Oxford Street, Portobello Road, Madame Tussauds, Natural History Museum and V&A Museum
- 2 period Townhouses converted into a hotel
- Vacant possession
- Available unincumbered by management and brand









This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice. Not to scale.

● VISIT

- 1 Hyde Park
- 2 Marble Arch
- 3 Kensington Palace
- 4 Italian Gardens
- 5 Harvey Nichols
- 6 Royal Albert Hall
- 7 Science Museum
- 8 Natural History Museum
- 9 Victoria and Albert Museum
- 10 Selfridges
- 11 Marylebone retail offering
- 12 Harrods
- 13 Whiteleys
- 14 Portobello Road
- 15 Electric Cinema
- 16 Notting Hill Arts Club
- 17 St Mary's Hospital

● FOOD & BEVERAGE

- 18 Halepi
- 19 Moroccan Sahara
- 20 Farmacy
- 21 The Ledbury
- 22 Polpo Notting Hill
- 23 Granger & Co
- 24 The Grazing Goat
- 25 Chiltern Firehouse
- 26 Le Gavroche
- 27 The Orangery
- 28 Vinoteca
- 29 Donostia Restaurant

● HOTELS

- 30 Central Park
- 31 Royal Eagle Hotel
- 32 Royal Lancaster London
- 33 Columbia Hotel
- 34 Lancaster Gate Hotel
- 35 Arbor Hyde Park
- 36 Lancaster Hall Hotel
- 37 Hilton London Hyde Park
- 38 DoubleTree by Hilton Hotel London- Hyde Park

● CONNECTIONS

- 39 Bayswater Underground Station
- 40 Queensway Underground Station
- 41 London Paddington Overground & Underground Station
- 42 Lancaster Gate Underground Station
- 43 Marble Arch Underground Station
- 44 Bond Street Underground Station

LOCATION OVERVIEW & ACCESSIBILITY

Mina House is located in Paddington a central London Zone 1 destination, in the London Borough of Westminster. Paddington's character is most defined by its heritage as the gateway to London; historically through its extensive canal network at Paddington Basin and later on, with the arrival of the steam train, as the terminus for Isambard Kingdom Brunel's Great Western Railway.

In recent years, Paddington has been subject to a period of regeneration, driven by numerous large scale developments that have been led by The Paddington Partnership. The once disused canal has been given a new lease of life linking with Little Venice to the north. The scheme has been the catalyst for further development evident in Paddington today.

The Paddington Cube development, as a part of the wider Paddington Square development, will add an additional 360,000 sq ft of office space to the Paddington area. The Paddington Square scheme comprising retail, office, public realm and transport infrastructure improvements will instil a new lease of life into the area. The scheme is set to introduce 4,500 new jobs to the area as well injecting £350m per annum to the local economy.

Mina House Hotel is a short walk away from Bayswater and Queensway. Alongside all of the development occurring in Paddington, Bayswater is also undergoing extensive redevelopment. Much of Queensway,

including Whiteleys Shopping Centre, has recently been purchased by an overseas investment partnership, with the aim of redeveloping and repositioning the area. Whiteleys has undergone a reported £1 billion pound redevelopment, which is due to and is set to further reinvigorate the Bayswater area through delivering an enhanced retail experience along with residential and leisure facilities.

Mina House Hotel is within close proximity to some of the UK's leading attractions. A walk south through Hyde Park takes tourists to four of the UK's top 20 attractions; the Natural History Museum, the Victoria and Albert Museum, the Science Museum and Royal Albert Hall. Kensington Palace, the official residence of The Duke and Duchess of Cambridge is also nearby.

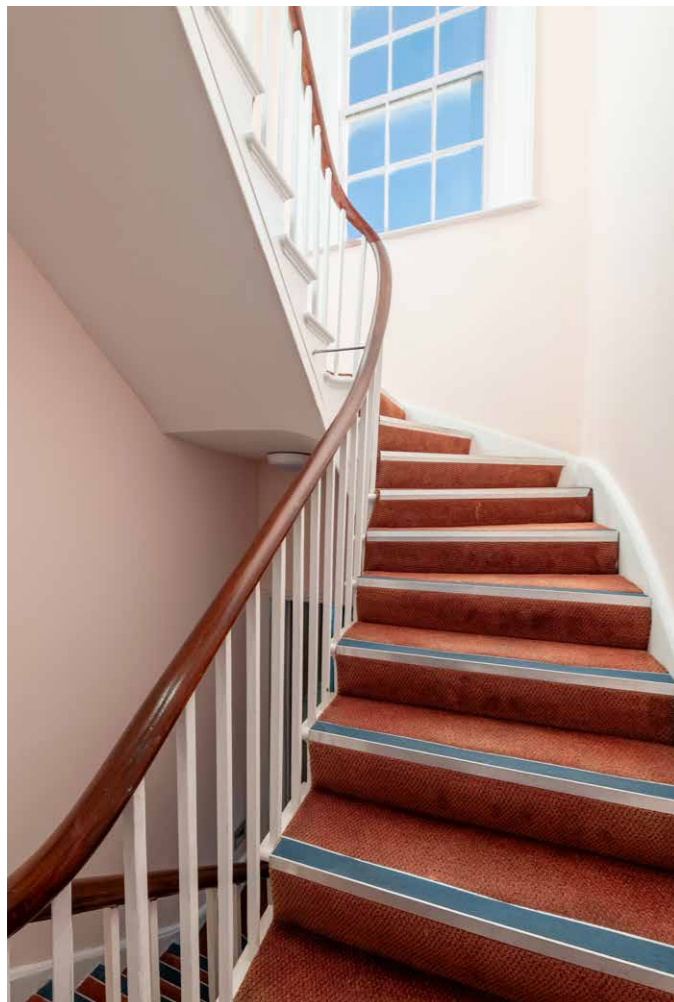
Transport Links

- Paddington Station (210 metres)
- Bayswater (0.7 miles)
- Queensway (0.6 miles)
- Lancaster Gate (0.4 miles)
- London Heathrow in 15 minutes (direct access via Elizabeth Line and Heathrow express)
- London City Airport in 45 minutes (access via Elizabeth line)









THE PROPERTY

Mina House is an excellent investment opportunity to acquire a freehold hotel within a 2 minute walk from Paddington Station where over 59 million passengers travel through each year.

The former two townhouses that have been adjoined are located on Craven Road and spread over lower ground, raised ground and three upper floors. The hotel is a classic townhouse property in the heart of Paddington and benefits from proximity to Hyde Park and some of London's leading attractions.

The hotel comprises of 28 en-suite bedrooms some of which with balconies, a hotel reception and a breakfast room.

All rooms are equipped with TV and tea/coffee making facilities.

The hotel has a GIA of 6,735 sq ft.

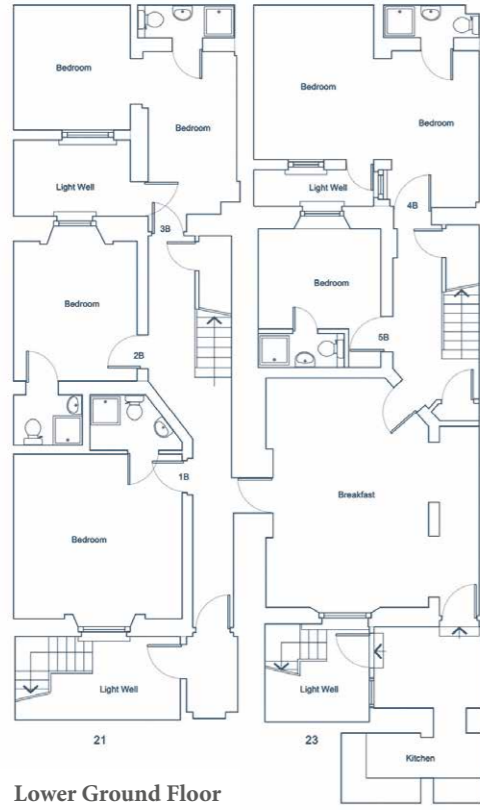
Accommodation schedule

Room Type	Number
Single Room	4
Double Room	16
Twin Room	4
Triple Room	2
Family Twin Room	2
Total	28

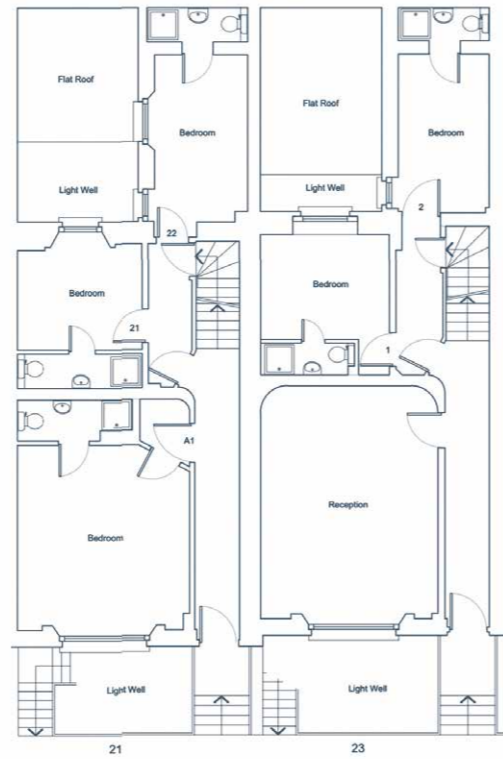




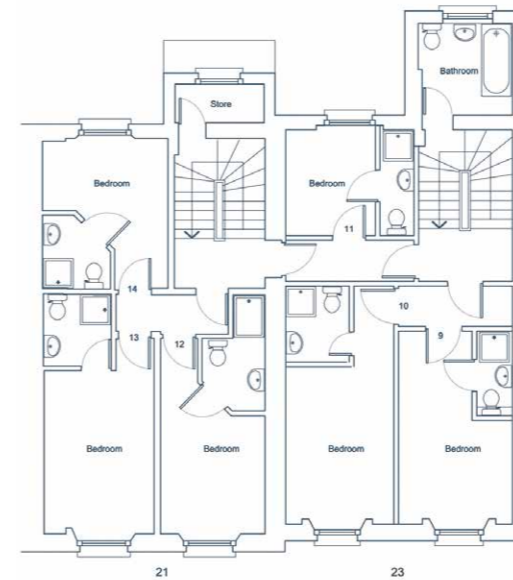
FLOOR PLANS



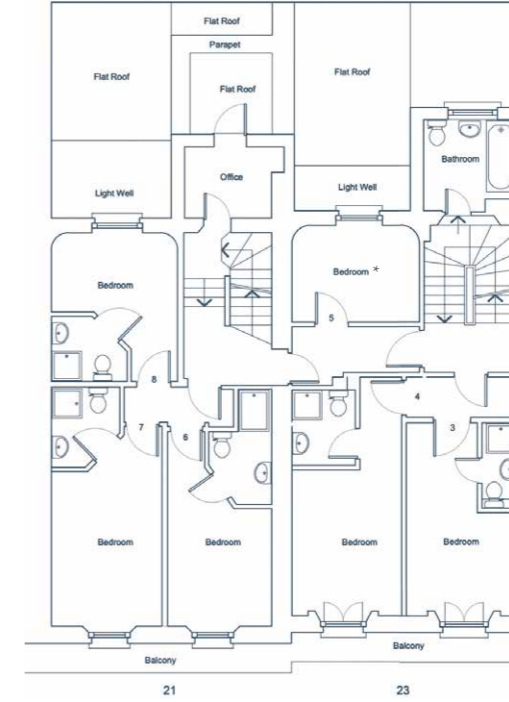
Lower Ground Floor



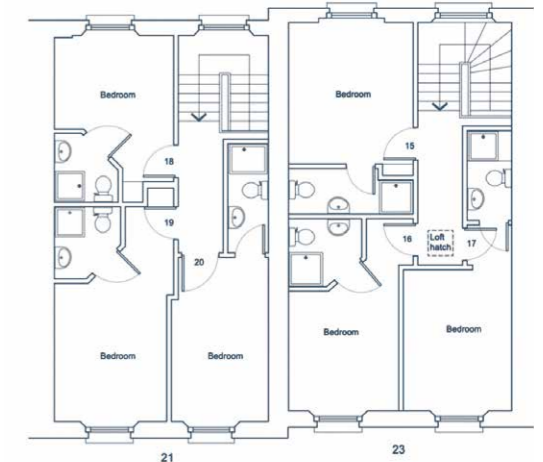
Ground Floor



Second Floor



First Floor



Third Floor

*Although not illustrated, bedroom 5 is also an ensuite



FURTHER INFORMATION

Tenure

Freehold. Unencumbered of brand or management.

Planning

The property benefits from Use Class C1.

Inventory & Stock

The fixtures, fittings and equipment are to be offered with the sale.

EPC

Available upon request.

Business Rates

£52,500 PA

Services

The property is serviced by mains electricity, heater and gas. Certificates available upon request.

Viewing

Formal inspections of the property will be made strictly by appointment with Savills and Davis Coffey Lyons. Under no circumstances should direct contact be made.

Pricing

A guide price of £6 million.

Contacts

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