

HYDE PARK BOUTIQUE HOTEL

47-48 LEINSTER GARDENS, LONDON, W2 3AT

EXECUTIVE SUMMARY

- 43 bedrooms
- Recently undergone a full refurbishment
- Located in the heart of Bayswater only a short distance from lively Notting Hill
- Trading successfully
- The hotel is offered free of brand and management ties
- Fantastic tourist attractions and demand drivers nearby including Kensington Palace, Royal Albert Hall, St Mary's Hospital, Oxford Street, Portobello Road, Madame Tussauds, Natural History Museum and V&A Museum
- The Elizabeth Line and Whiteley's development have rejuvenated the area
- Scarcity of good quality stock in the area and limited hotels on the market with rooms of this scale
- Freehold





Regents
Park

**HYDE PARK
BOUTIQUE HOTEL**

City of
London

Bayswater
Station

Whiteleys
Shopping Centre

London
Paddington Station

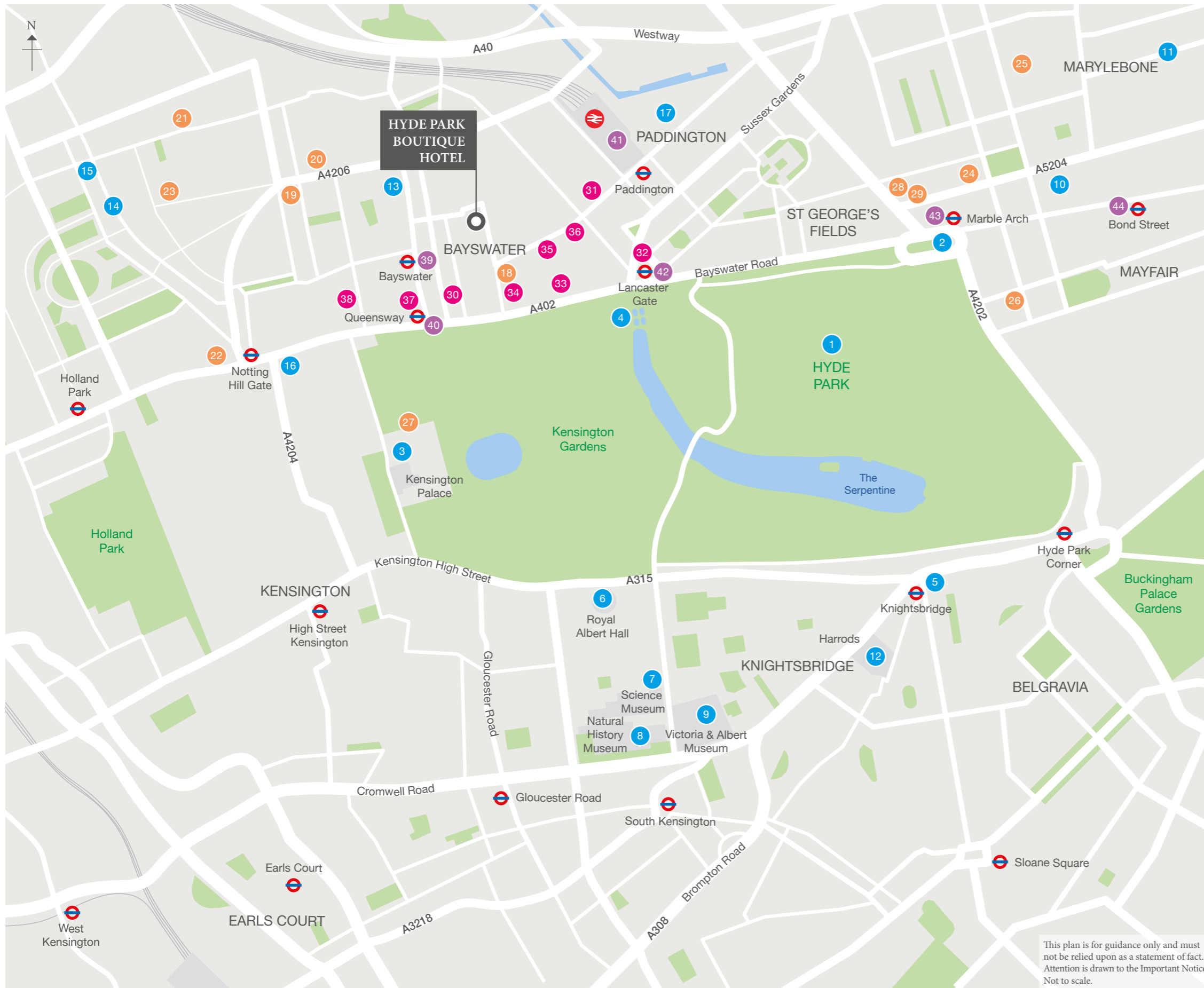
Oxford
Street

Lancaster Gate
Station

Queensway
Station

Hyde
Park





● 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 Archer Street
- 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

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.

BAYSWATER

Bayswater is an area north of Hyde Park nestled between Notting Hill to the East and Paddington to the West and straddles both the City of Westminster and the Royal Borough of Kensington and Chelsea. Renowned for its culturally diverse population and strong tourist base, Bayswater's proximity to some of London's best green spaces and attractions has long made Bayswater a top choice for tourists and there is subsequently a high concentration of hotels in the area.

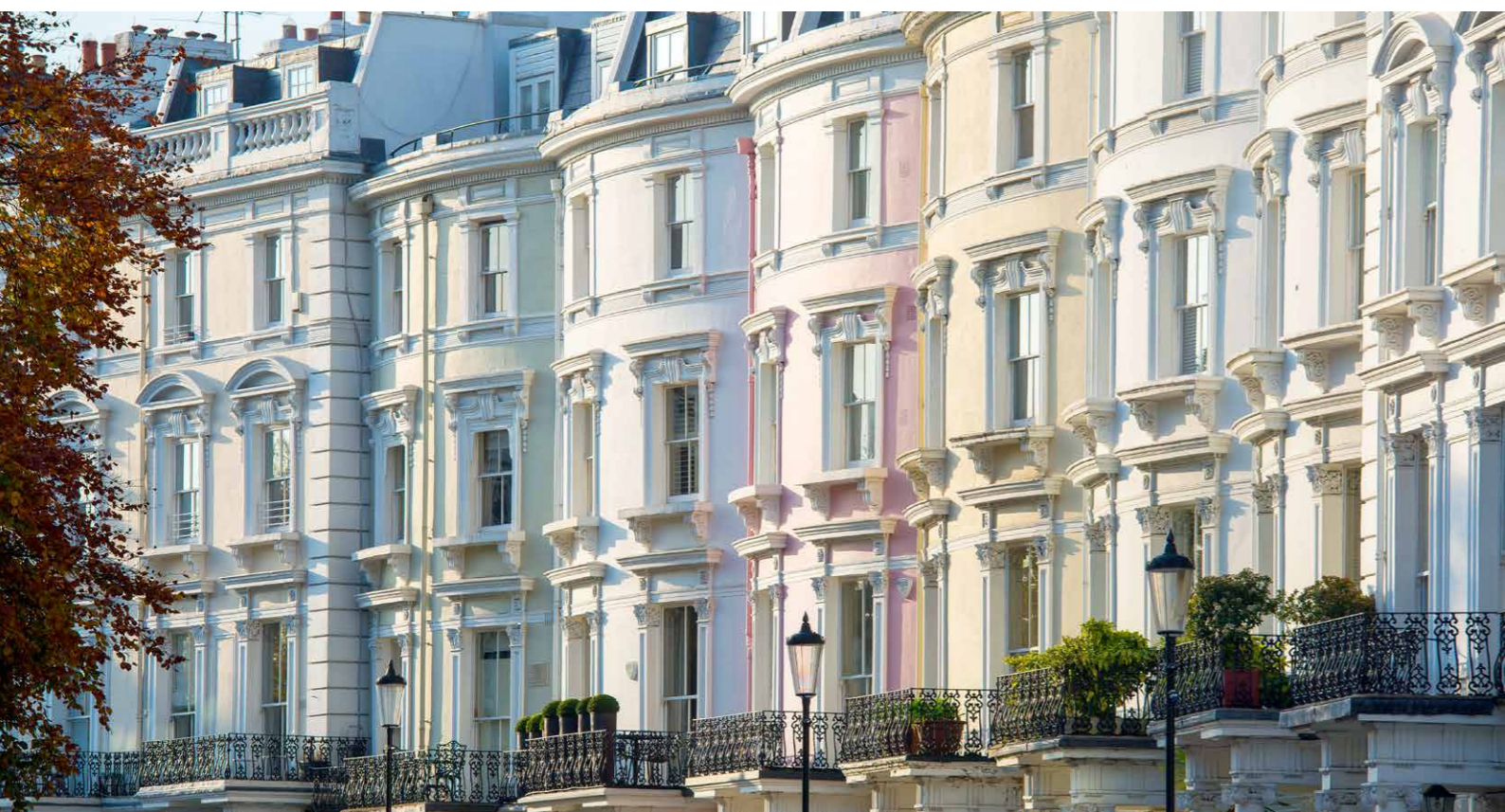
Unlike other central London locations, Bayswater has thus far avoided gentrification in the most part however this is starting to change. Bayswater is home to Whiteleys, one of London's first department stores dating back to 1863. Whiteleys has undergone a reported £1 billion pound redevelopment, which is due to and is set to further reinvigorate the Bayswater area through delivering an enhanced retail experience along with residential and leisure facilities.

The area is a real cultural melting pot boasting an eclectic mix of restaurants, delicatessens and food stores. From Richard Branson's favourite Greek restaurant Halepi or North African dining at Moroccan Sahara to the number of Chinese and Middle Eastern restaurants along Queensway.

Amidst this cultural diversity, the area has some of the most impressive traditional grand white stucco terraces and garden squares that date back to the Georgian period. Following a period of decline in the 20th century, an influx of wealthy Middle Eastern, American and Brazilian families helped redevelop the area and imparted their respective cultures which has created the unique diversity and vibrancy evident in Bayswater today.

There are many of the UK's leading attractions just a short walk from Bayswater. 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.





NOTTING HILL

Notting Hill is one of London's most iconic neighbourhoods and Westbourne Grove, Notting Hill's High Street, is just 0.3 miles from the Hotel. It is host to a number of high end shops such as Zadig & Voltaire and Maje and an eclectic mix of restaurants including health-centric Farmacy and Granger & Co where diners regularly queue for their famous brunch.

Portobello Road runs almost the length of Notting Hill and offers a vast array of independent and boutique shops. On Saturdays it is home to Portobello Road Market, one of London's most notable street markets and the world's largest antique market with over 1,000 independent dealers. The area boasts a number of notorious music and arts venues including the Notting Hill Arts Club, Electric Cinema and Gate Theatre.

Notting Hill is also home to Europe's largest street festival; Notting Hill Carnival. The event is spread over a whole weekend in August and attracts more than 2 million visitors a year.

PADDINGTON

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 there has been extensive redevelopment of Paddington Station for Crossrail, Paddington Basin and now Paddington Square.

TRANSPORT

Bayswater is a very well connected zone 1 location with a number of convenient transport links. Bayswater Underground Station is serviced by both the Circle and District lines which enable connections to areas all over London. Alternative nearby underground stations include Notting Hill Gate, Lancaster Gate, Edgware Road, Royal Oak and Paddington, which together provide access to the Central, Hammersmith & City and Bakerloo lines. Transport for London (TFL) also provides an extensive bus network to the area, including the 7 (to Oxford Circus), the 23 (to Hammersmith), the 27 (to Chalk Farm), the 70 (to Acton) and the 148 (to Camberwell Green).

The Hotel is 0.5 miles away from Paddington Station and as well as being an underground station, is the London terminus for the Great Western main line. The Great Western Railway services link West London with the Thames Valley as well as South West England and Wales. Paddington provides connections to Heathrow, the UK's busiest airport, in 15 minutes via the Heathrow Express.

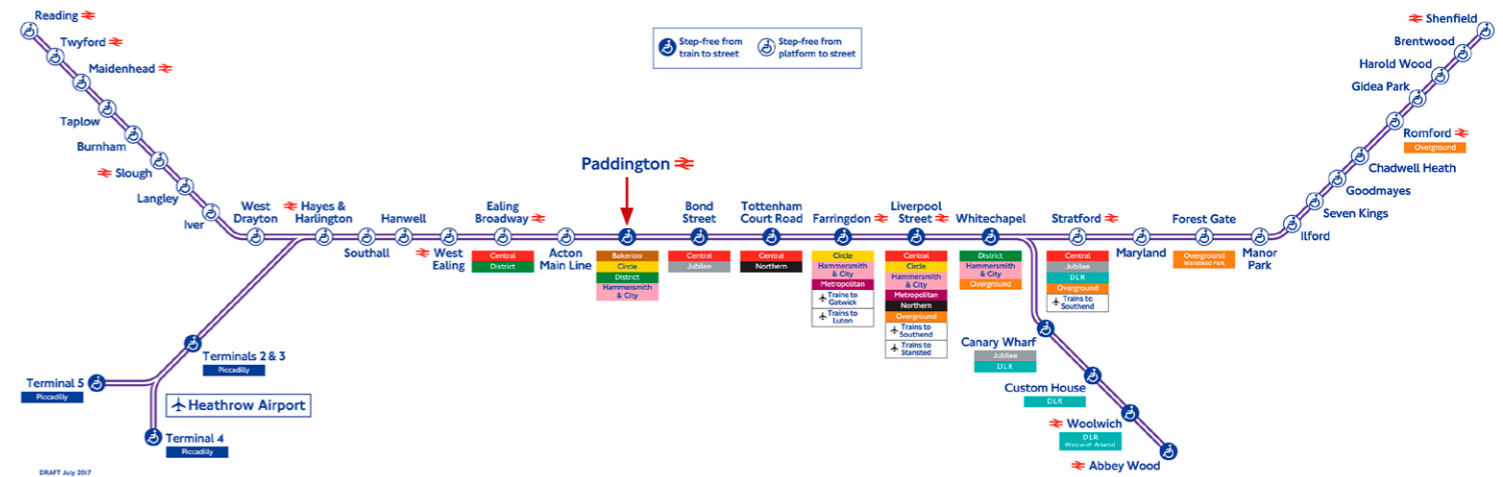
Bayswater is well connected with links to the M4, A40 and M1 providing easy access into and out of London. The M4 links London with the west of the country, including cities such as Reading, Bath and Bristol. The M1 heads north and links London with cities as far as Leeds and Sheffield.

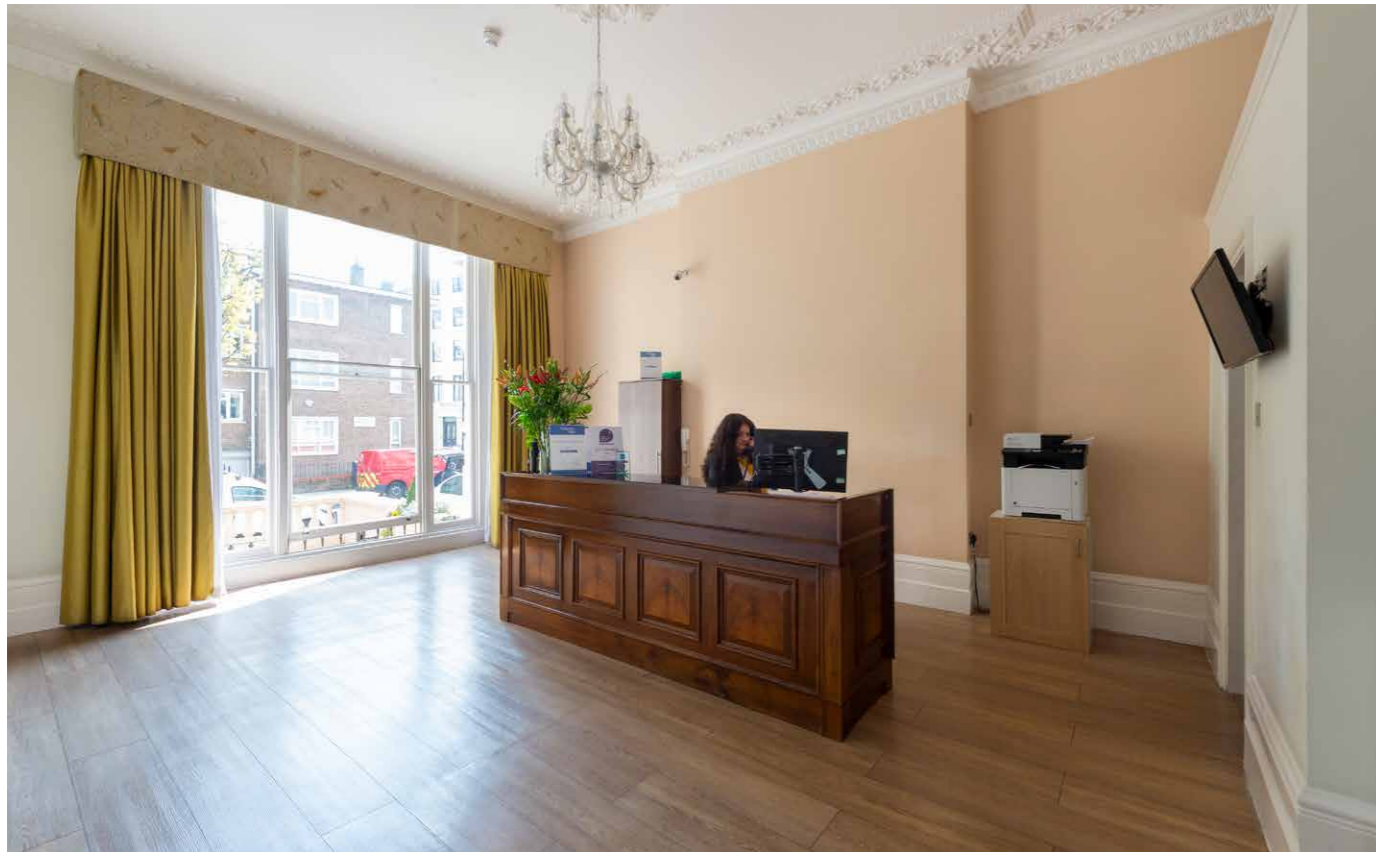
The Elizabeth Line has rejuvenated the way Londoners and tourists alike travel across the capital. The service enables travel from Paddington Station to Liverpool Street Station in just 10 minutes and to Canary Wharf in 17 minutes. It is a great benefit to all local businesses through increased footfall in the area. Central London will become much more accessible to a larger proportion of the population with the number of people living within a 45-minute commute of the major employment centres of the West End, the City and Canary Wharf increasing from 5 million to 6.5 million.

London is a truly global city serviced by 6 international airports. Within one hour of the hotel, there are flights to almost 400 countries. Heathrow Airport is the nearest airport, just 16 minutes from Paddington Station on the Heathrow Express, and is also the UK's busiest airport. Moreover, Heathrow is currently undergoing an expansion with the introduction of a third runway which will further add to London's connectivity.



Elizabeth line





HOTEL DESCRIPTION

The Hyde Park Boutique Hotel is a well presented, conveniently located Zone 1 Central London hotel. It is situated on Leinster Gardens, just a short walk from the hustle and bustle of Queensway. Within a few minutes' walk, guests can enjoy the pleasures of Hyde Park or venture into Notting Hill to visit Portobello Road.

The Hotel comprises 43 generously-sized en-suite bedrooms, a hotel reception and a breakfast room. The décor is contemporary whilst maintaining the authentic and period feel that comes with a Victorian building.

The hotel has a Gross Internal Area of 1,200 m² (12,900 ft²). The average room size is 17m², which is large compared to the majority of the stock in the area.

The hotel has recently been completely refurbished and is in an excellent condition. The room breakdown is as follows:

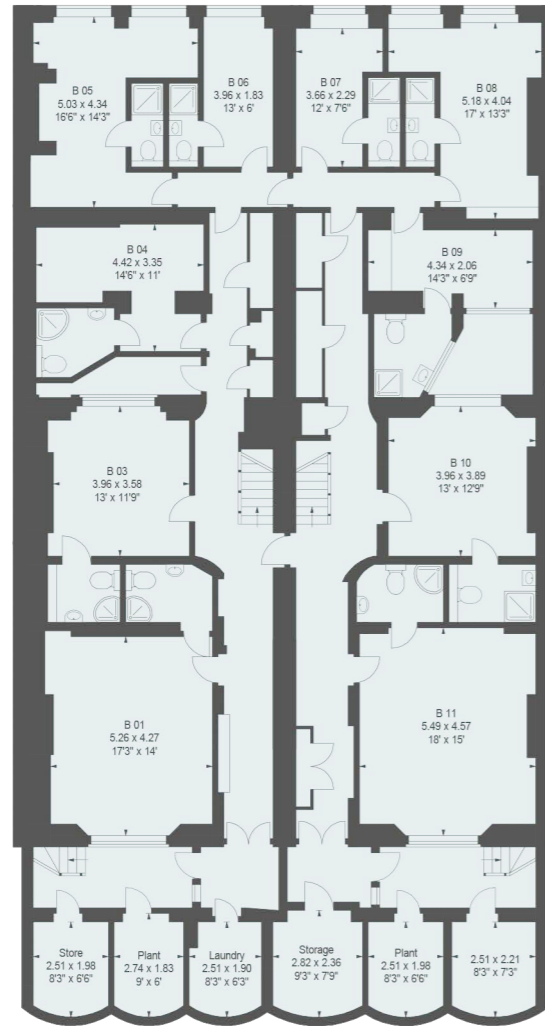
Room Type	Number
Singles	9
Doubles	11
Twins	19
Triples	2
Quads	2
Total	43

Floor	Singles	Doubles	Twins	Triples	Quads	Total
Basement	4	1	3	2	-	10
Ground	-	4	2	-	-	6
First	-	-	2	-	2	4
Second	1	1	5	-	-	7
Third	2	2	4	-	-	8
Fourth	2	3	3	-	-	8
Total	9	11	19	2	2	43

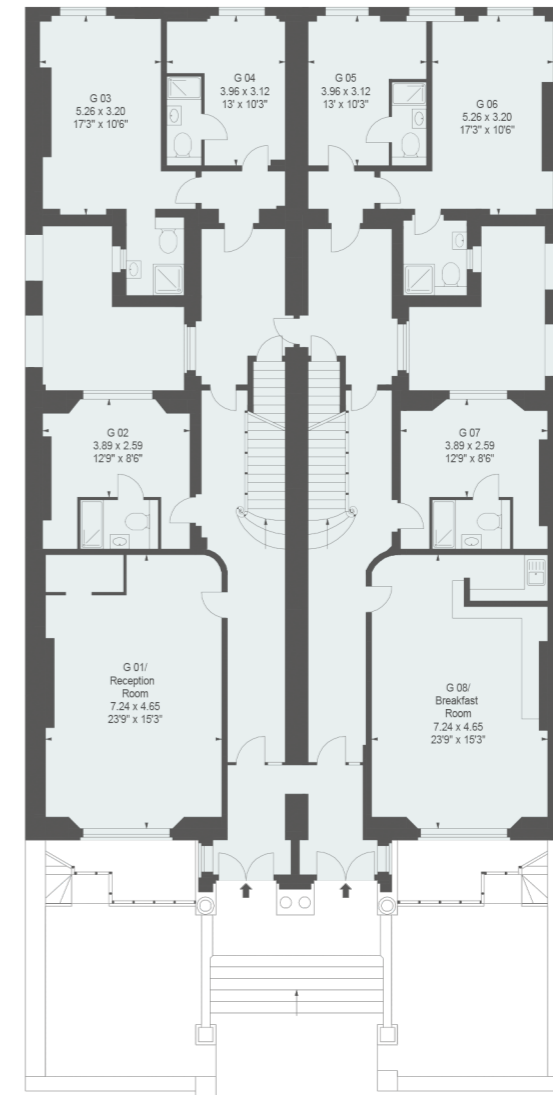




FLOOR PLANS

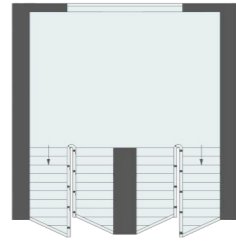


Lower Ground Floor

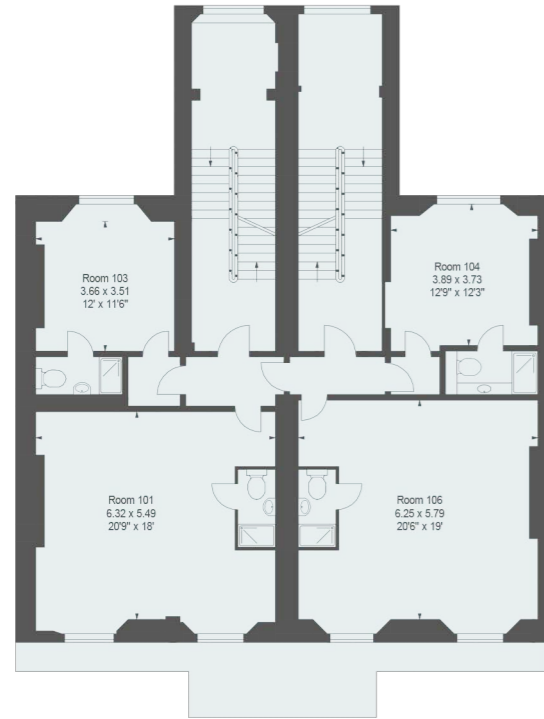


Ground Floor

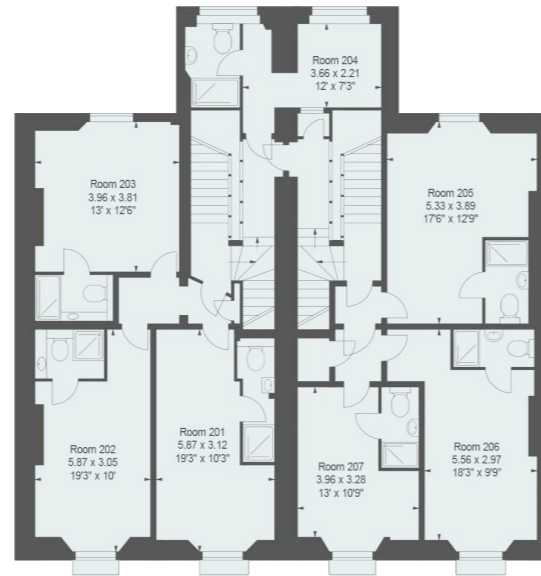
FLOOR PLANS



**First Floor
Half Landing**



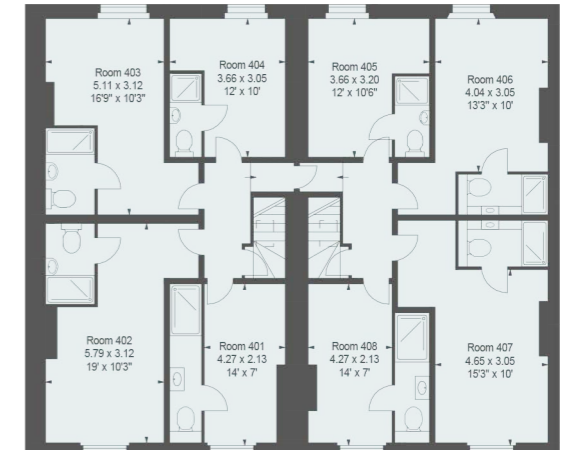
First Floor



Second Floor



Third Floor



Fourth Floor





FURTHER INFORMATION

Tenure

Freehold. No brand or management ties.

TUPE

The purchaser will be required to comply with the relevant legislation in respect of current employees.

Inventory & Stock

Fixtures, fittings and equipment are included in the sale with general stock at valuation. We understand that all kitchen equipment and plant is owned by the hotel.

EPC

The Hyde Park Boutique has an Energy Performance Certificate (EPC) rating of C.

Business Rates

Rateable Value for the Hyde Park Boutique is £75,500 with total business rates payable for 2023/2024 at £40,166.

Transaction Structure, Process and Timing

The Hotel will be sold as a Transfer of Going Concern (TOGC) with the benefit of vacant possession.

Formal inspections of the Hotel will be made strictly by appointment with Savills. Under no circumstances should direct contact be made with the Hotel or any members of its staff.

Viewing

Strictly by prior appointment.

Contacts

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