

PALACEGATE
CASINO

KENSINGTON
LONDON | W8 5LS



On behalf of Philip Stephenson, Oliver Haunch and Jon Roden as Joint Administrators, Savills are appointed to offer to qualified investors the opportunity to acquire an exceptional Grade II listed freehold property in Prime Central London located on Palace Gate, overlooking Hyde Park and Kensington Gardens. Formerly trading as the Palacegate Casino, the Property benefits from valuable sui generis planning status and has a highly desirable Premises Licence, one of only four in the Royal Borough of Kensington & Chelsea.*

INVESTMENT HIGHLIGHTS

A prominent Grade II* listed former Victorian townhouse originally known as Palace Gate House, built for John Forster, a friend and biographer of Charles Dickens, in the 1860s.

Palacegate Casino (formerly Maxims Casino) is world renowned as one of London's best and most exclusive gaming institutions; one of only four casinos in the Royal Borough of Kensington and Chelsea and the only designated "High End" casino.

Located in the affluent area of Kensington, opposite Kensington Gardens, providing easy access to Kensington Palace, Hyde Park and the Serpentine.

The c. 12,866 sq ft / 1,195 sq m (GIA) detached freehold property comprises an award winning restaurant, whisky bar and four separate gaming rooms.

The existing planning use is Casino (Sui Generis), however the Property would be suitable for a number of alternative uses, subject to securing the necessary planning consent.

In addition to a change of use, there are alternative future asset management opportunities available at Palacegate Casino including: refurbishment and rebranding, licence extension or transfer and partnership with complimentary luxury brands and service providers.

Offers are invited to acquire either the freehold property and Premises Licence (either individually or together) or to take the proprietary trading company, Coastbright Limited out of Administration which includes the rare freehold interest in the property, the highly sought after gambling premises licence and the casino business.



REGENTS PARK

PADDINGTON STATION

KENSINGTON PALACE

SERPENTINE
GALLERY & LAKE

HYDE PARK



MAYFAIR

PARK LANE

HARVEY NICHOLS

HARRODS

ROYAL ALBERT HALL

IMPERIAL
COLLEGE LONDON

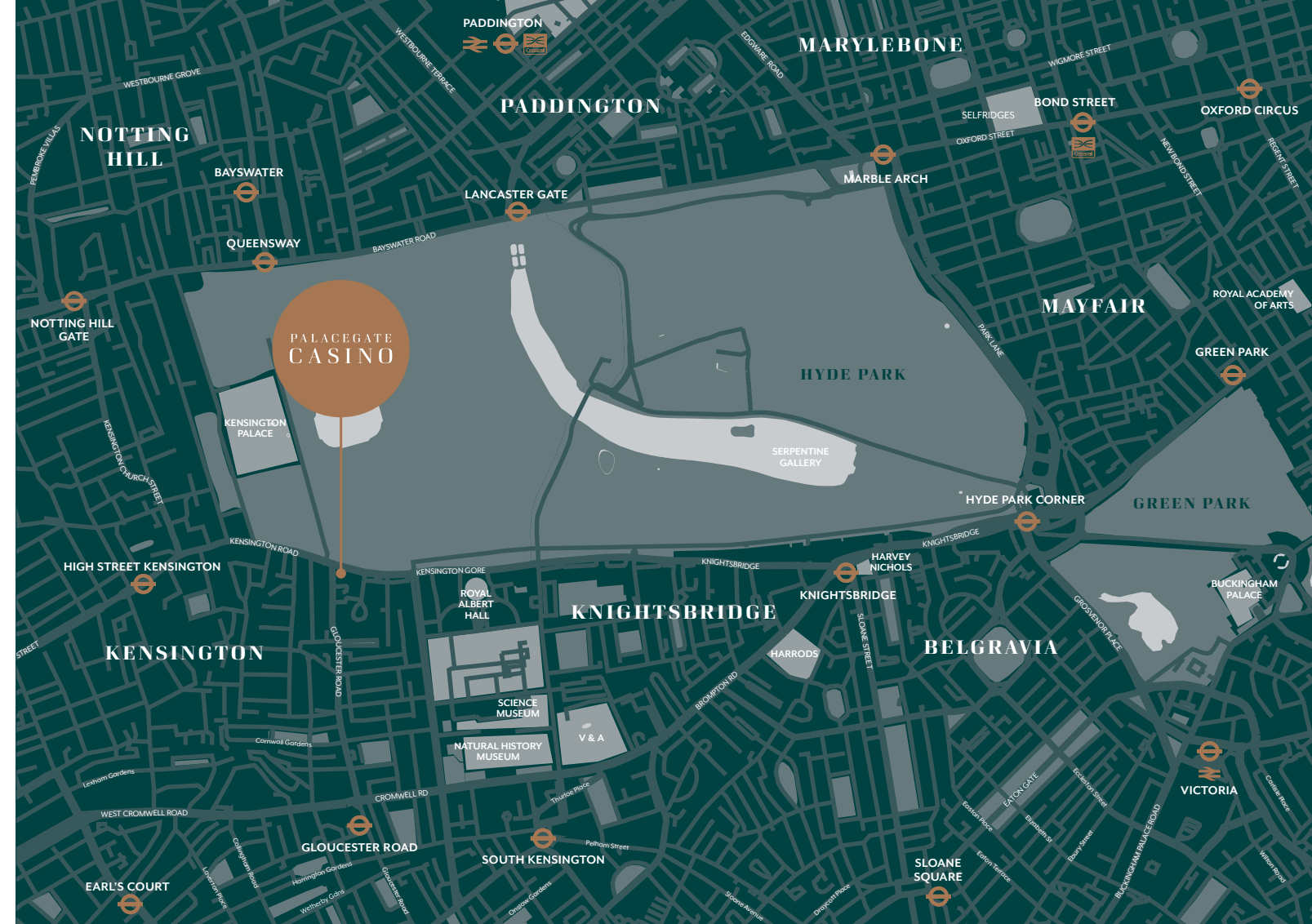
LOCATION & CONNECTIVITY

The Property is located in the desirable Royal Borough of Kensington and Chelsea and is situated at the northern end of Palace Gate, opposite Kensington Palace and Gardens and Hyde Park Gate.

Palace Gate is immediately situated off the A315 arterial road and to the south leads to Gloucester Road, providing direct access to Kensington High Street to the west and Knightsbridge to the east.

The nearest underground station is High Street Kensington which is approximately 0.6km (0.4 miles) to the west of the Property along Kensington High Street and serves the District and Circle Lines. Gloucester Road is immediately 0.8km (0.5 miles) to the south of the Property and Knightsbridge underground station is approximately 1.6km (1 mile) to the east and serves the Piccadilly Line. Paddington Station is just 1.9km (1.2 miles) north of the Property providing easy access to the Home Countries, Heathrow and the West Country.

London Heathrow Airport is approximately 17.6km (11 miles) to the west along the A4/M4 Motorway or via Paddington Station.



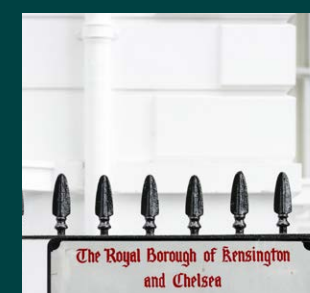
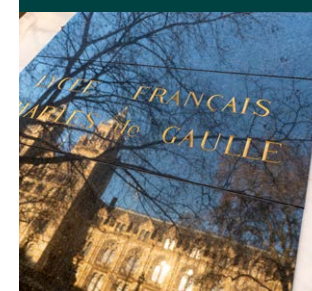
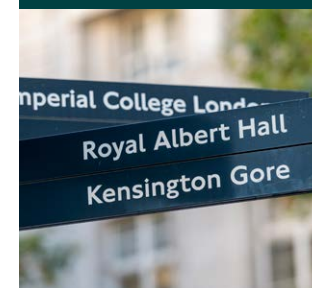
LOCAL AREA

The Property sits amongst some of London's most prestigious tourist and cultural attractions with Kensington Palace, the Royal Albert Hall, the Natural History Museum, the Science Museum, the V&A Museum and the Serpentine Gallery all within easy walking distance.

The surrounding area is synonymous as one of London's most sought after residential addresses, and is within easy reach of the established retail areas of High Street Kensington and Knightsbridge, home to the luxury departments stores Harrods and Harvey Nichols.

Nearby Knightsbridge boasts some of London's most exclusive hotels including The Mandarin Oriental, The Bulgari, The Berkeley, The Lanesborough and The Four Seasons Hotel London at Park Lane.

Within the immediate vicinity of Palacegate Casino, there are a number of Embassy's and High Commission buildings, as well as some of the Capital's leading educational institutions, notably Imperial College London, the Royal College of Arts and the French Lycée.



THE PROPERTY

Originally built in 1862 for John Foster, a friend and biographer of Charles Dickens, the Property was reconstructed between 1896-1898 by the architect C J Harold Cooper and known as Palace Gate House.

Following the completion of the works in 1899, the Property became known for the slogan “a house built for a gentleman by gentlemen.” During the conversion of Palace Gate House to a Casino, there were no notable amendments made to the existing structure or the period interior. In recent years the property had been known as Maxims and was owned by Genting until it was sold in 2019 and rebranded as Palacegate Casino.

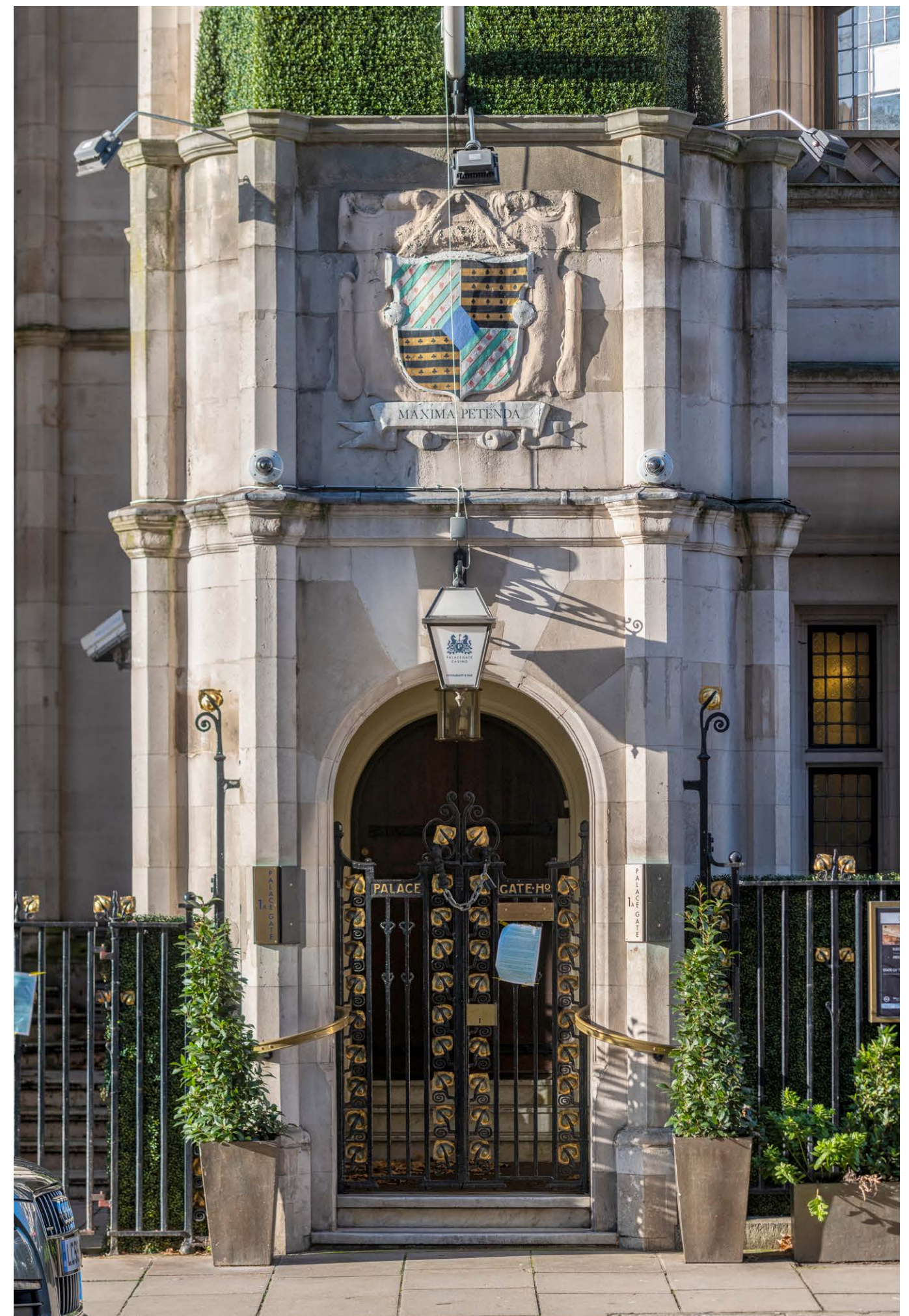
The freehold Grade II* listed building, is arranged over basement, ground and five upper floors.

Indicative Gross Internal floor areas, which include staircases, are as shown below:

Floor	GIA (SQ FT)	GIA (SQ M)
Basement	2,864	266
Ground	2,446	227
First	2,541	236
Upper first	356	33
Second	1,425	132
Third	1,404	130
Fourth	1,237	115
Fifth	593	55
TOTAL	12,866	1,195



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THE CASINO

Palacegate Casino is world renowned as one the UK and Europe's leading gaming institutions. The historic and exclusive members only Casino, provides four main gaming rooms; The Dickens Room, The Albert Room, The Kensington Room and The Palace Room. Across the four rooms are a total of 13 tables boasting various stakes, as well as recently installed and highly profitable electronic gaming equipment.

RESTAURANT & BAR

Located on the lower ground floor, the restaurant at Palacegate Casino is widely regarded as one of the leading culinary destinations in the area and is an asset in its own right. The restaurant caters for all palates, as it produces award winning dishes from a variety of different cuisines including Indian, French, Chinese and Middle Eastern. The restaurant offers both banquet style dining and private facilities, all of which is open from 7pm to 3am, to cater for the Casino's guests.

To complement the restaurant, the Palacegate Casino Club Whisky Lounge Bar is equipped with some of the Worlds very best whiskeys, wines and spirits. Both the bar and the restaurant are open to both members and visitors.

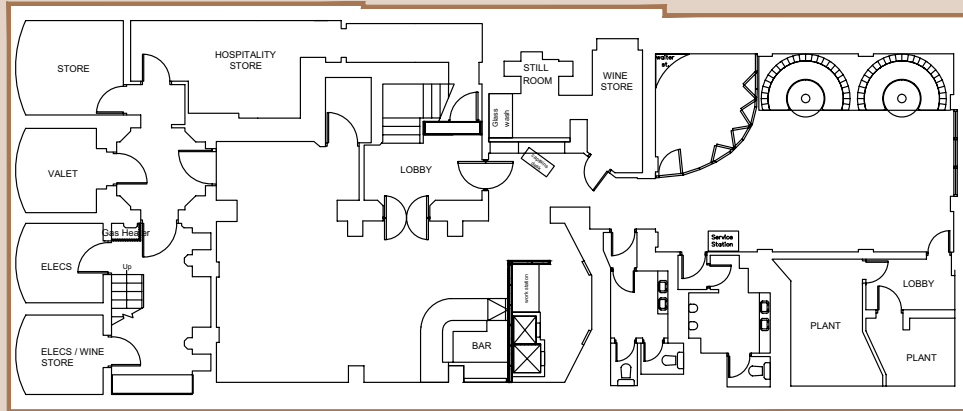
ANCILLARY ACCOMMODATION

The Property benefits from a number of additional areas within the building including managers and staff offices, changing rooms, storage rooms, dedicated kitchens and bathrooms offering scope to increase the gaming areas of the Property and further drive profitability.

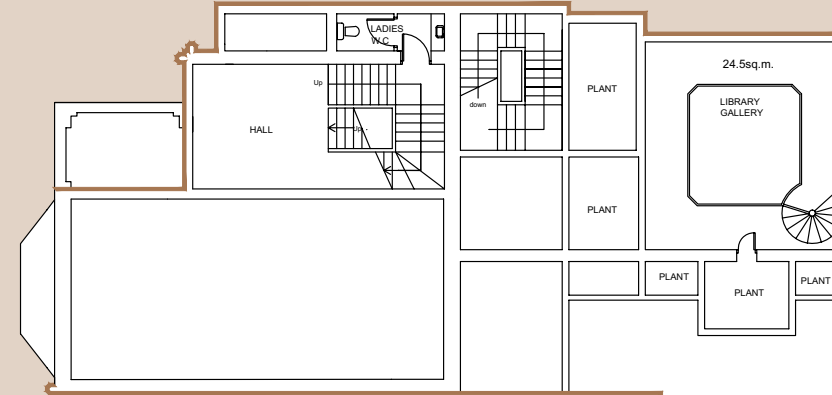


FLOOR PLANS

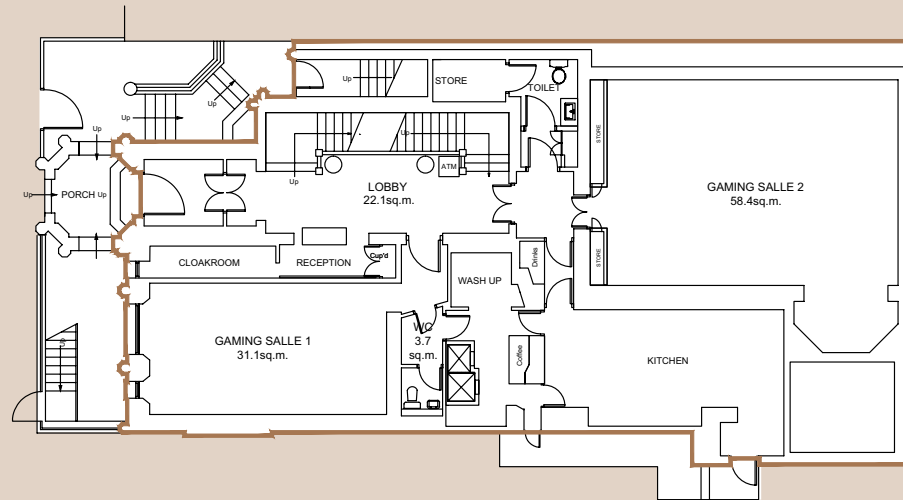
BASEMENT



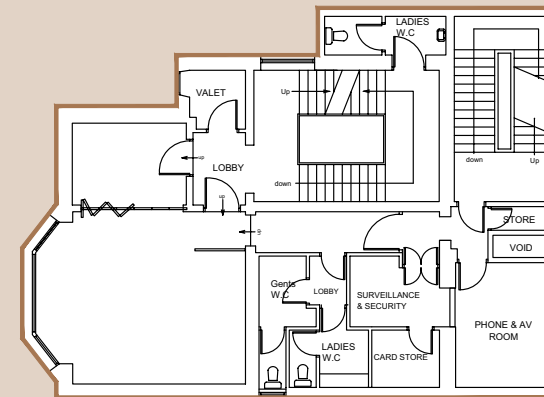
UPPER FIRST



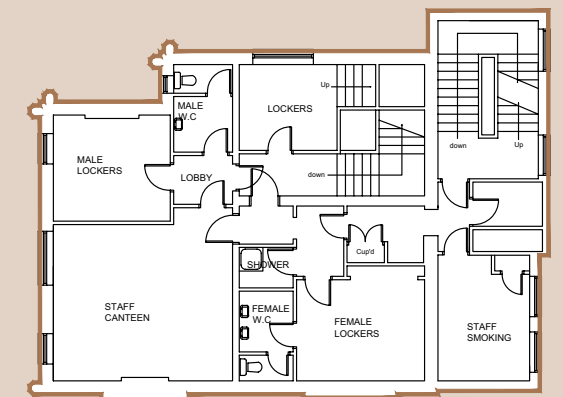
GROUND



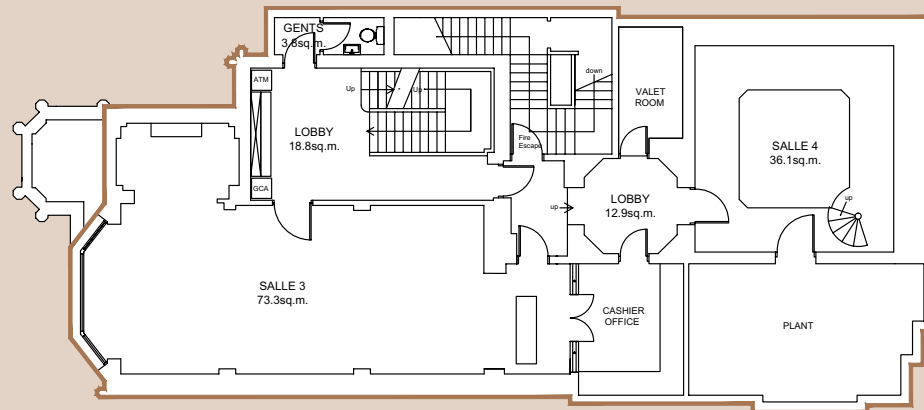
SECOND



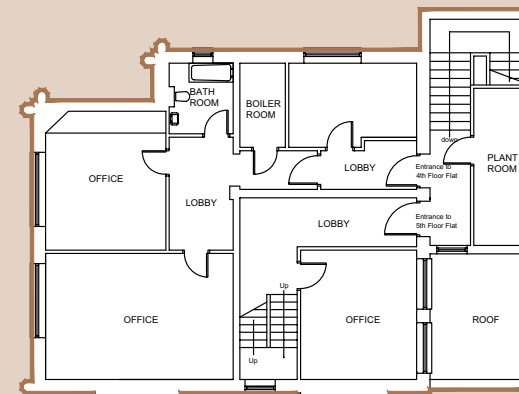
THIRD



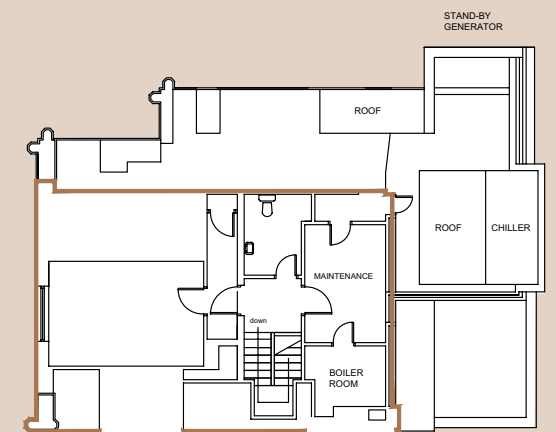
FIRST



FOURTH



FIFTH





THE BUSINESS

The Casino has a longstanding and regular clientele of high and ultra-high net worth individuals, encompassing over 10,000 members from a diverse nationality base.

Operating 24 hours a day and 7 days a week during normal trading conditions, the Casino provides an exceptional opportunity for income generation in one of London's most affluent neighbourhoods.

It offers its client base a wide variety of popular gaming options including Blackjack, American Roulette, Baccarat and Three Card Poker, with various stake levels among some of the highest in the world.

Maintained to an excellent standard throughout its operation, the Casino has recently been equipped with electronic gaming equipment to generate additional revenues, with machine income a major growth sector for the business as technology improvements continue.

The business has excellent historic financials with pre-Covid EBITDA levels reaching as high as circa £7.5 million.

With an experienced management team already in place, the Casino is perfectly positioned to benefit from the widespread return of the UK gambling market, particularly in the High End sector of Palacegate Casino.





PLANNING

The Property lends itself to a number of alternative uses subject to obtaining the necessary planning consents including:

- National Embassy & High Commission
- Private Members Club
- Private Office
- Family Home
- Educational institution
- Religious Venue

A detailed planning report will be made available in the data room upon receipt of a signed NDA.

FUTURE ASSET MANAGEMENT OPPORTUNITIES

There are a number of future asset management opportunities to help drive revenue and maximise income receipts and for the future owner of the Property.

REFURBISHMENT & REBRANDING

Potential to refurbish and rebrand the asset to deliver a flagship super high end or boutique casino to compete with internationally renowned clubs.

LICENCE TRANSFER

The rare and highly sought after casino licence can be transferred by way of an application, opening up significant opportunities for alternative uses.

GAMING AREA EXPANSION

There is potential to add additional tables via expansion into the current office space, which is already a licensed gaming area. There is also the potential to extend the gaming licence to include other underutilised rooms within the building such as the back of house and storage areas.

EXPANSION OF ELECTRONIC GAMING

The Property has recently been equipped with profitable electronic gaming equipment, however there is potential to increase this further. The existing casino licence currently permits up to 20 B1 slot machines and Electronic Roulette Terminals. The Gambling Act 2005 is currently undergoing review, following which could enable an increase in the B1 slot allowance and allow RNG results, which would increase the game types on offer through the terminals. The outcome of the review will be known by the end of Q1 2022.

LUXURY F&B & HOSPITALITY PARTNERSHIPS

Opportunity to partner with leading luxury food, beverage and hospitality brands to complement and enhance the world-class offering of the Casino.

UNLOCK REAL ESTATE VALUE

The opportunity exists to release significant value from the real estate by way of a conventional sale and leaseback or ground rent structure.

FURTHER INFORMATION

TENURE

The property is held Freehold and is registered at HM Land Registry under the title number LN3490.

HERITAGE

The Property is Grade II* Listed. The full listing for the property can be viewed via the web link below.

<https://historicengland.org.uk/listing/the-list/list-entry/1066003?section=official-listing>

PLANNING

The existing lawful use of the Property is Casino (Sui Generis).

LICENCE

Coastbright Limited has the benefit of a full casino operating licence issued by the Gambling Commission under the 2005 Gaming Act as well as a Premises Licence issued by the Royal Borough of Kensington & Chelsea.

TRANSACTION STRUCTURE

On behalf of Philip Stephenson, Oliver Haunch and Jon Roden as Joint Administrators, Savills has been exclusively appointed to offer for sale either the freehold property and Premises Licence (either individually or together) or to the take the proprietary trading company, Coastbright Limited out of Administration which includes the rare freehold interest in the property, the highly sought after gambling premises licence and the casino business.

DATAROOM

Further information on the transaction can be found on the dataroom. Available on request.



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