

108–116 Glenthorne Road

LONDON W6 0LP

&

50a Studland Street



PLANNING CONSENT GRANTED FOR A 21-BED HOTEL SCHEME
WITH CAFÉ/RETAIL SPACE

Investment Summary

PLANNING CONSENT GRANTED FOR A 21-BED HOTEL SCHEME WITH CAFÉ/RETAIL SPACE

- Freehold
- Situated in Hammersmith, in a prominent position on Glenthorne Road, which is characterised by a mix of retail, leisure, offices and residential uses
- Excellent transport connectivity, within 3 minutes walk of Ravenscourt Park Underground Station, and 9 minutes walk from Hammersmith Underground and Bus Station
- The existing building provides 3,363 sq ft / 312.4 sq m (GIA) of commercial accommodation arranged over basement, ground, and 1st floor
- Planning consent has been granted for a brand new 21-bed hotel scheme comprising of 6,405 sq ft / 595.0 sq m (GIA) arranged over basement, ground, and two upper floors. The consented scheme includes a prominent café/retail offering on ground floor
- The planning consent allows for a demolition of the existing building with the exception of the front facade and part of the side elevation fronting Studland Street
- The opportunity may lend itself to alternative uses such as residential development and buyers are advised to do their own due diligence with regards to this matter
- Offers are invited in excess of £2,750,000 subject to contract and exclusive to VAT, reflecting a low capital value of £429 a foot on the consented GIA.



Location

The property is located in the London Borough of Hammersmith and Fulham. Hammersmith is located approximately 4 miles southwest of Central London, with Shepherd's Bush to the north, Kensington and Earls Court to the east, the River Thames to the south and Chiswick and Ravenscourt Park to the west. Prominently positioned on Glenthorne Road, the building is within 3 minutes walk of Ravenscourt Park Underground Station, and 9 minutes walk from Hammersmith Underground and Bus Station. The building is also in close proximity to Hammersmith Apollo Theatre, Charing Cross Hospital and Assembly London, which comprises of 220,000 sq ft of office, retail and restaurant accommodation. Both require a significant workforce and attract a vast amount of visitors to the area.





Ravenscourt Park Underground Station



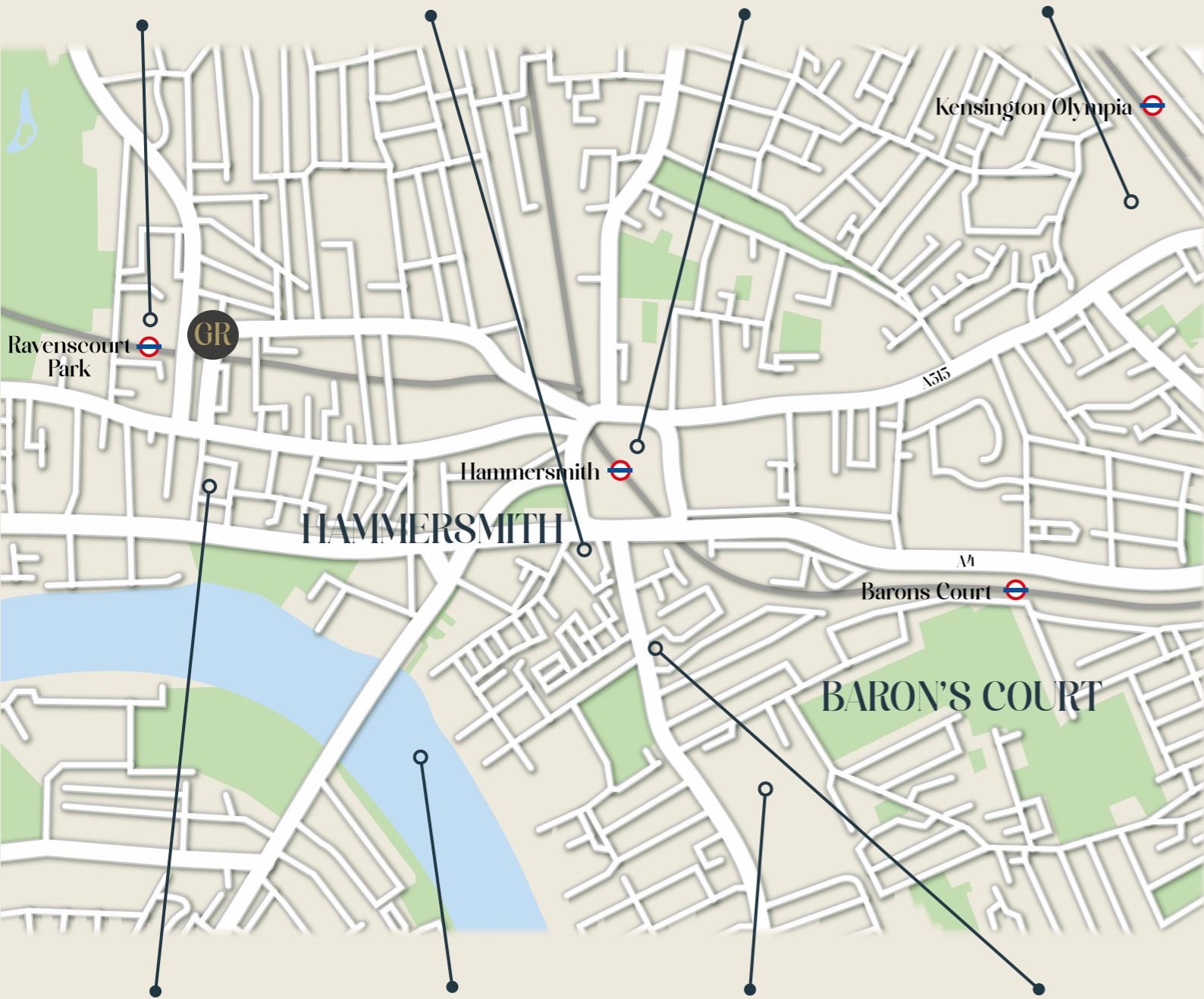
Hammersmith Apollo



Hammersmith Underground Station



Olympia Regeneration



Kings Street Regeneration



River Thames



Charing Cross Hospital



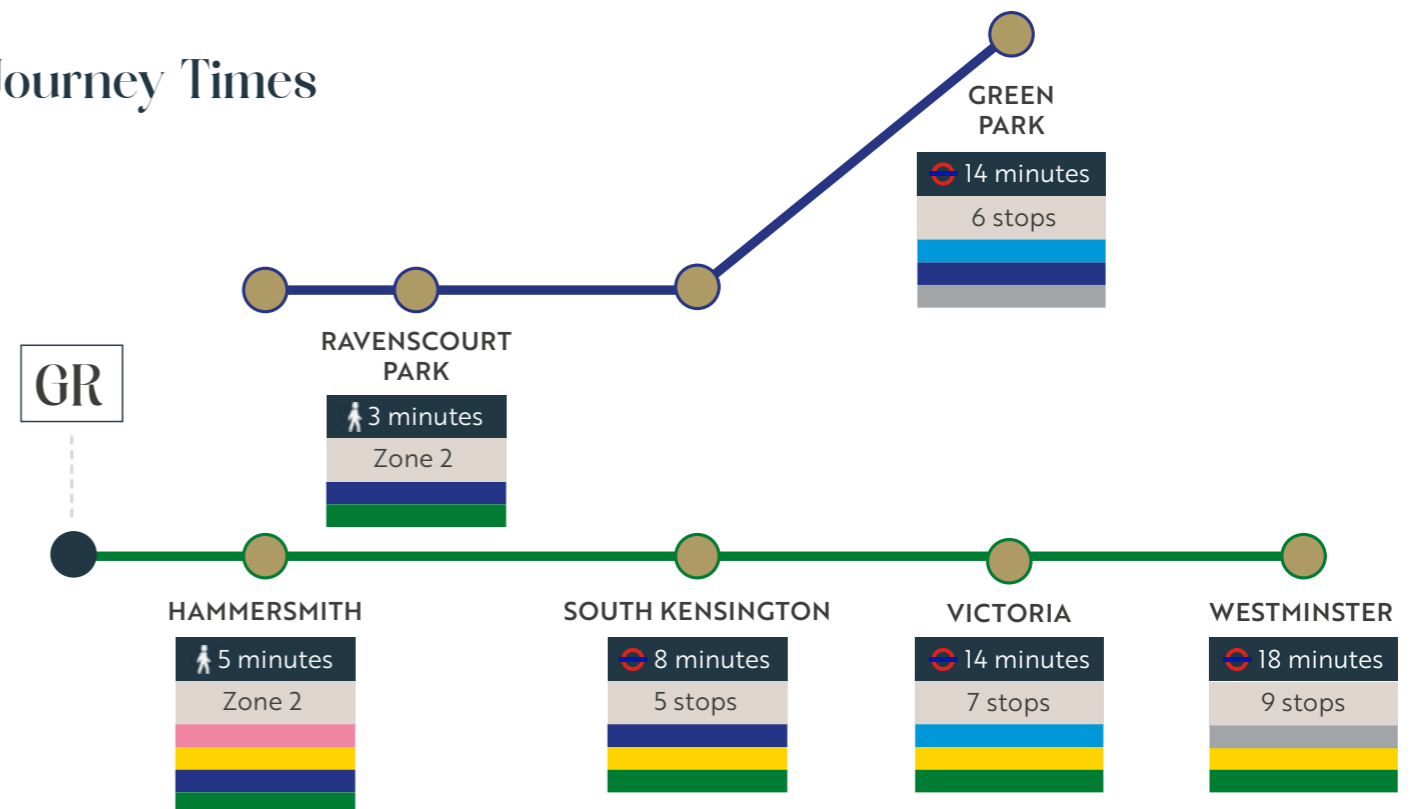
Assembly

Connectivity

The building is well served by public transport. Ravenscourt Park Underground Station (Piccadilly & District lines) is within 3 minutes walk. Hammersmith Underground Station (Piccadilly, Circle & District lines) is a 9 minute walk from the site providing direct access to South Kensington (8 mins), Victoria (14 mins), Green Park (14 mins) and Westminster (18 mins). The site has achieved a PTAL rating of 6a given its immediate proximity to Hammersmith Underground Station.

The site is also well served by multiple bus routes from Glenthorne Road. Furthermore, Hammersmith Bus Station is within a similar distance of the site and provides a wide range of services to central and wider London.

Journey Times

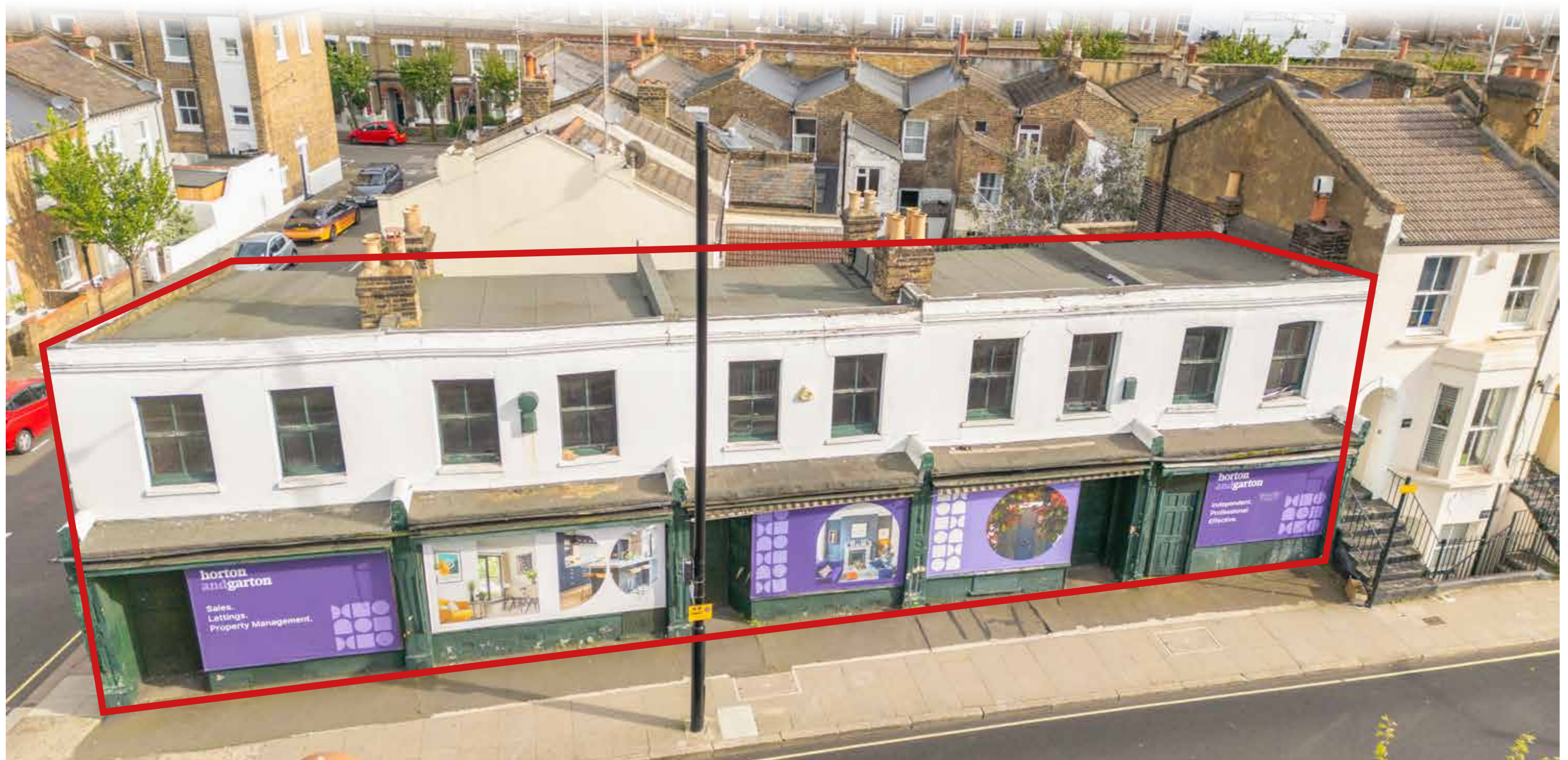


Existing Accommodation

The building currently comprises of 3,363 sq ft (312.4 sq m) (GIA) of commercial space arranged over basement, ground, and 1st floor

Area Schedule (GIA)

FLOOR	AREA (SQ FT)	AREA (SQ M)
1st	926	86.0
Ground	1,049	97.5
Basement	1,387	128.9
Total	3,363	312.4





Planning

Located in the London Borough of Hammersmith & Fulham, the property does not contain any listed structures but is within the Bradmore Conservation Area.

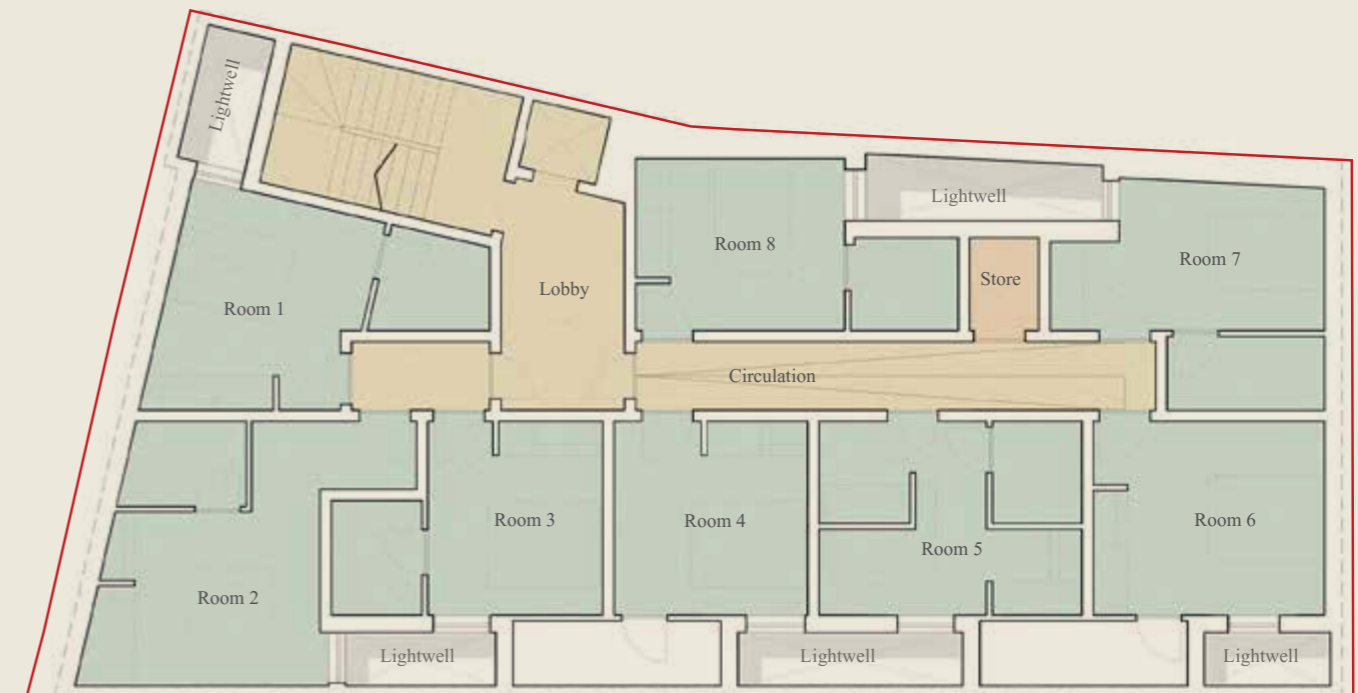
Full Planning Permission was granted on 5th March 2024 (Ref: 2022/03664/FUL) for the demolition of the existing building with the exception of the front facade and part of the side elevation fronting Studland Street. The planning consent allows for an increase in height of the front elevation, erection of a three storey plus basement building, and change of use from retail (Class E) into a 21 guest room hotel (Class C1) with café/retail accommodation across basement and ground floors.

A schedule of accommodation setting out the proposed areas is provided below:

Planning Approved Area Schedule (GIA)

FLOOR	AREA (SQ FT)	AREA (SQ M)
2nd	1,044	97.0
1st	1,625	151.0
Ground	1,803	167.5
Basement	1,932	179.5
Total	6,405	595.0

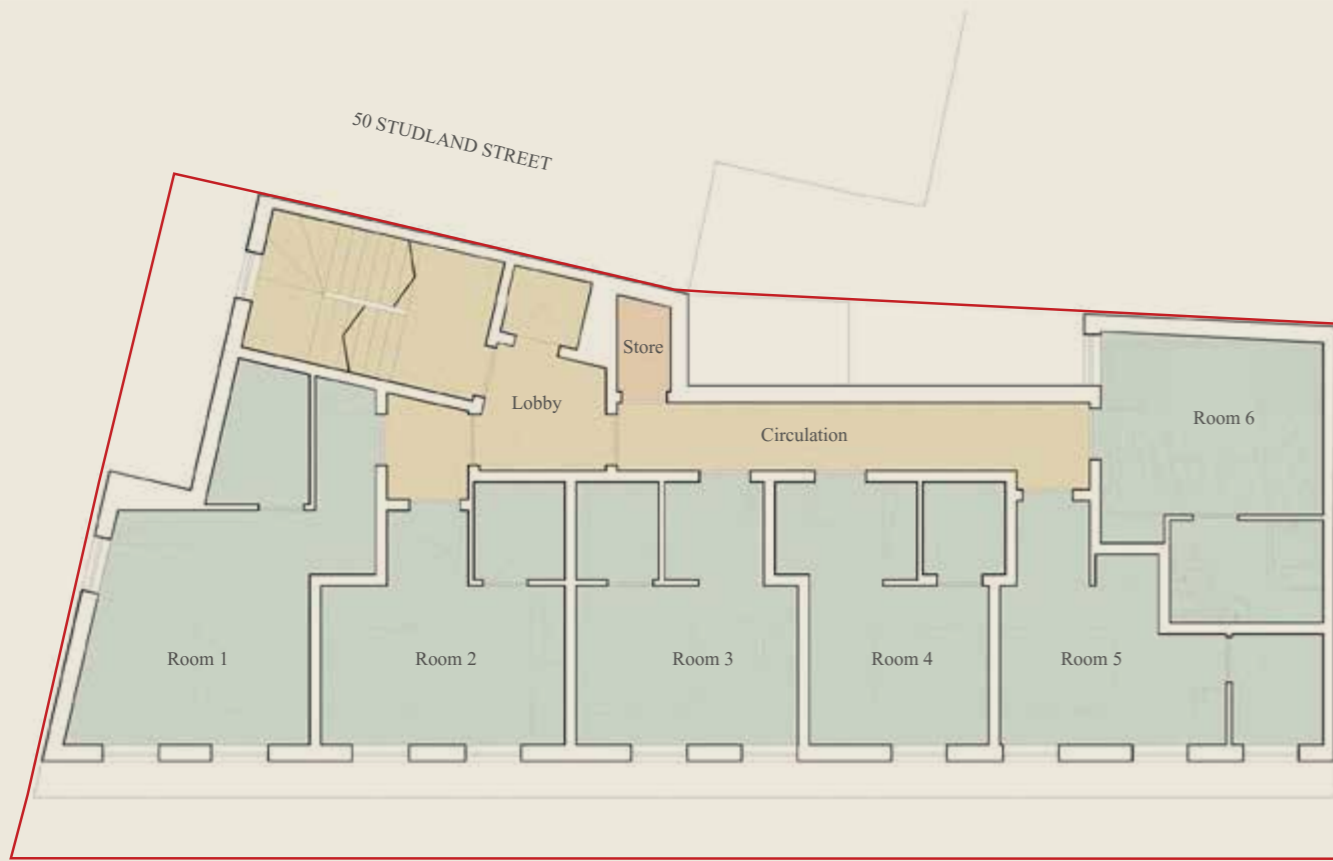
Proposed Plans



Basement



Ground



First



Second



Roof

Kensington Olympia Regeneration



Located within 1 mile of Glenthorne Road, the £1 billion regeneration of Kensington Olympia is set to be London's newest cultural landmark.

The area will become a destination for art, culture, education, entertainment, exhibitions, music, food, drink and work.



4,400
capacity live
music venue



100,000
sq ft of
restaurants,
and bars



2.5
acres of
public realm



4
major
exhibition
halls with
26,000
capacity



550,000
sq ft of
offices

Hotel Market Commentary

Occupancy

- London hotel occupancy was recorded as being above 80% in December 2023 which is in line with the levels recorded pre COVID-19.

Tourism

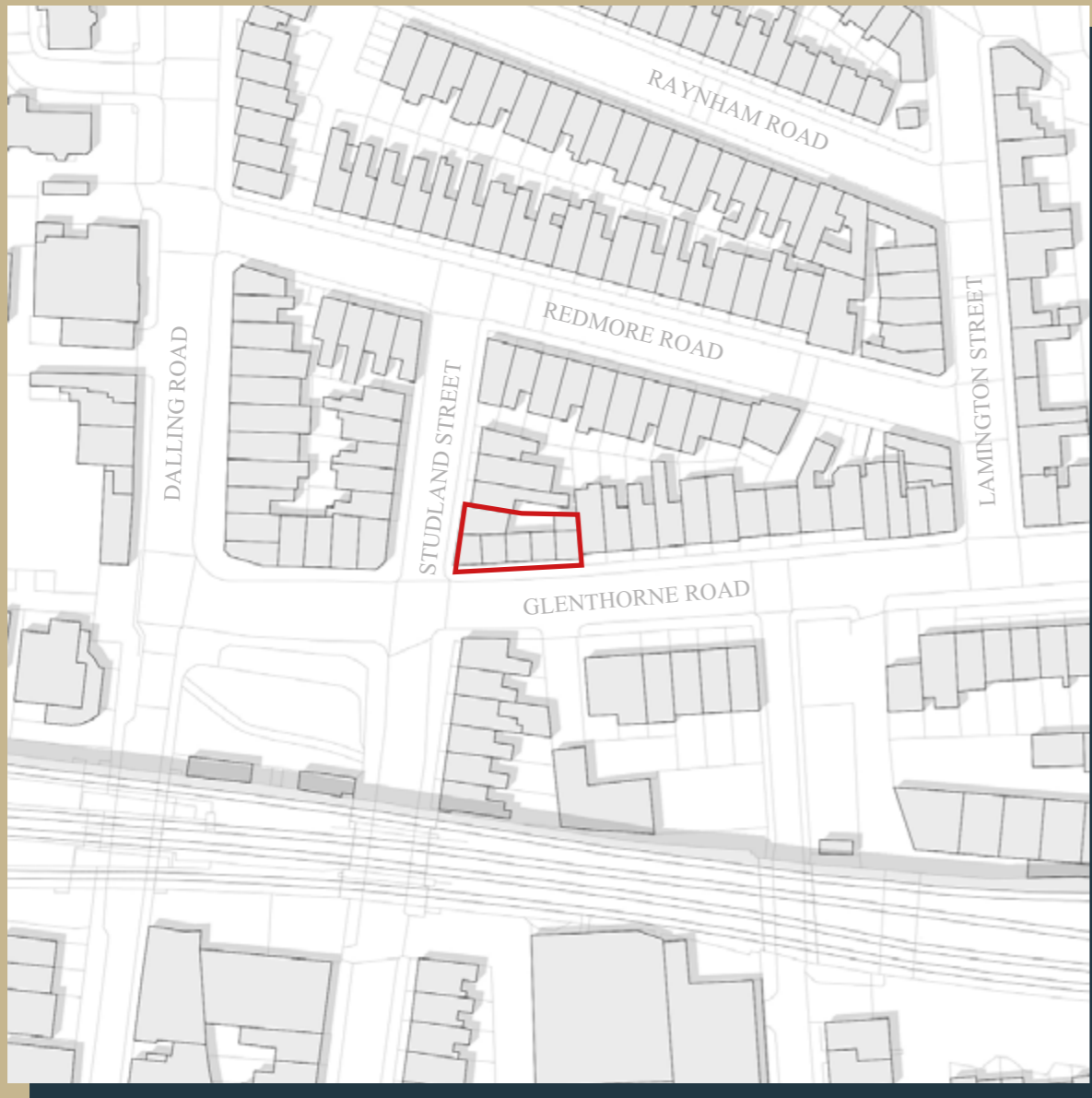
- London is one of the top hotel markets in the world due to its unrivalled and diverse range of tourist attractions.
- London is consistently one of the most visited cities globally with 19.2 million international visitors in 2023 encouraged by the excellent retail offering and vibrant culture.
- London is home to over 67 Michelin starred restaurants.

Corporate

- London is the leading global financial and corporate centre the world with over 40% of the World's top companies choosing London as their European headquarters and over 50% of the UK's top FTSE 100 listed companies being based within London.
- The fundamentally strong tourist and corporate demand, together with the easy access to Central London from Hammersmith Underground Station, creates significant international investor demand to capture opportunities such as Glenthorne Road.

Tenure

The property is held Freehold under title number LN44709.



Planning

The property is located in the London Borough of Hammersmith and Fulham.

The property is located in Bradmore Conservation Area.

The property is not listed.

EPC

A copy of the EPC is available upon request

Proposal

Offers are invited with a guide price of £2,750,000 subject to contract and exclusive of VAT, reflecting a low capital value of £429 a foot on the consented GIA.

The vendor is open to a sale of the SPV.

We have been advised that the property is not elected for VAT.

Contacts



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