



Dani Hotel

Ref: 4241219

11/13/15 Askew Road, London, W12 9AA

Freehold: Offers in Excess of £5,500,000

24 bedrooms plus manager's accommodation

Plus 12 self contained studios (11 ensuite)

Additional 7 single E/S disabled access rooms

Hostel trading in local authority referrals

Comprised of three adjoining buildings

Energy Rating C



The business has been owned and operated by the same family for approximately 40 years. The premises has hotel use (C1) but the current proprietors choose to run the business as a hostel. The business is well established and the hotel provides accommodation for local authority referrals, from the local borough of Hammersmith and Fulham. The hotel achieves high levels of occupancy year on year due to the increasing levels of demand for accommodation within this sector. There are a total of 43 letting rooms across the three buildings.



Location

The Dani Hotel is situated in West London on Askew Road, just off of the Uxbridge Road (A4020) and within one mile of Shepherds Bush Market underground station. The hotel has good road and public transport links into central London. Shepherds Bush Road has an abundance of shops, restaurants, pubs and music venues, such as Shepherds Bush Empire and Bush Hall, all of which are easily accessible. Westfield Shopping Centre is situated within 2.5 miles of the hotel.

Internal Details

The entrance to the hotel is located on Askew Road. On the ground floor there is a large office space in which the owners deal with their bookings and day to day meetings. The office has a small kitchenette and the managers ensuite bedroom is also located to the rear of the office. The hotel has a breakfast room which is situated in the basement of the building. There are a total of four kitchens in numbers 13 & 15 Askew Road, with one on each floor. There are also a total of six showers and toilets that are shared facilities within these two buildings.

Letting Accommodation

The letting accommodation is configured as follows:

11 Askew Road:

11 self contained studio flats with an additional self contained flat that has the use of its own shower room/WC, totalling 12 studio flats.

13 & 15 Askew Road:

A total of 24 letting rooms, three of which have ensuite facilities (there is also an additional ensuite room to the rear of the office which is used as managers accommodation).

- 20 single rooms (One ensuite) * one single room is used as the managers accommodation.
- Three double rooms (One ensuite)
- Two triple rooms (One ensuite)

In July 2020 the owners began trading out of 7 additional single disabled access ensuite single rooms that were constructed in the hotels car park. The planning permission was granted for these additional rooms in 2018 and all the rooms have ensuite shower rooms/wet rooms.



Trading Information

Trading information will be provided to bona fide purchasers following a viewing of the premises

Development Potential

In our opinion the buildings have significant development potential due to the nature of accommodation in the area and the size of the plot.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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