

THE LONDON ELIZABETH HOTEL



4 LANCASTER TERRACE, LONDON W2
& ELMS MEWS CAR PARK

INVESTMENT HIGHLIGHTS

- 52 Bedrooms
- Potential for 43 additional bedrooms or a converted residential scheme to the rear of the property over the existing Elms Mews car park – subject to obtaining the necessary planning consent
- Prominent location on Lancaster Gate near to Paddington Mainline and London underground stations, Hyde Park and Oxford Street
- Trading successfully with significant upside potential with development
- The hotel is offered free of brand and management ties
- Benefits from strong leisure trade
- Freehold





SITUATION

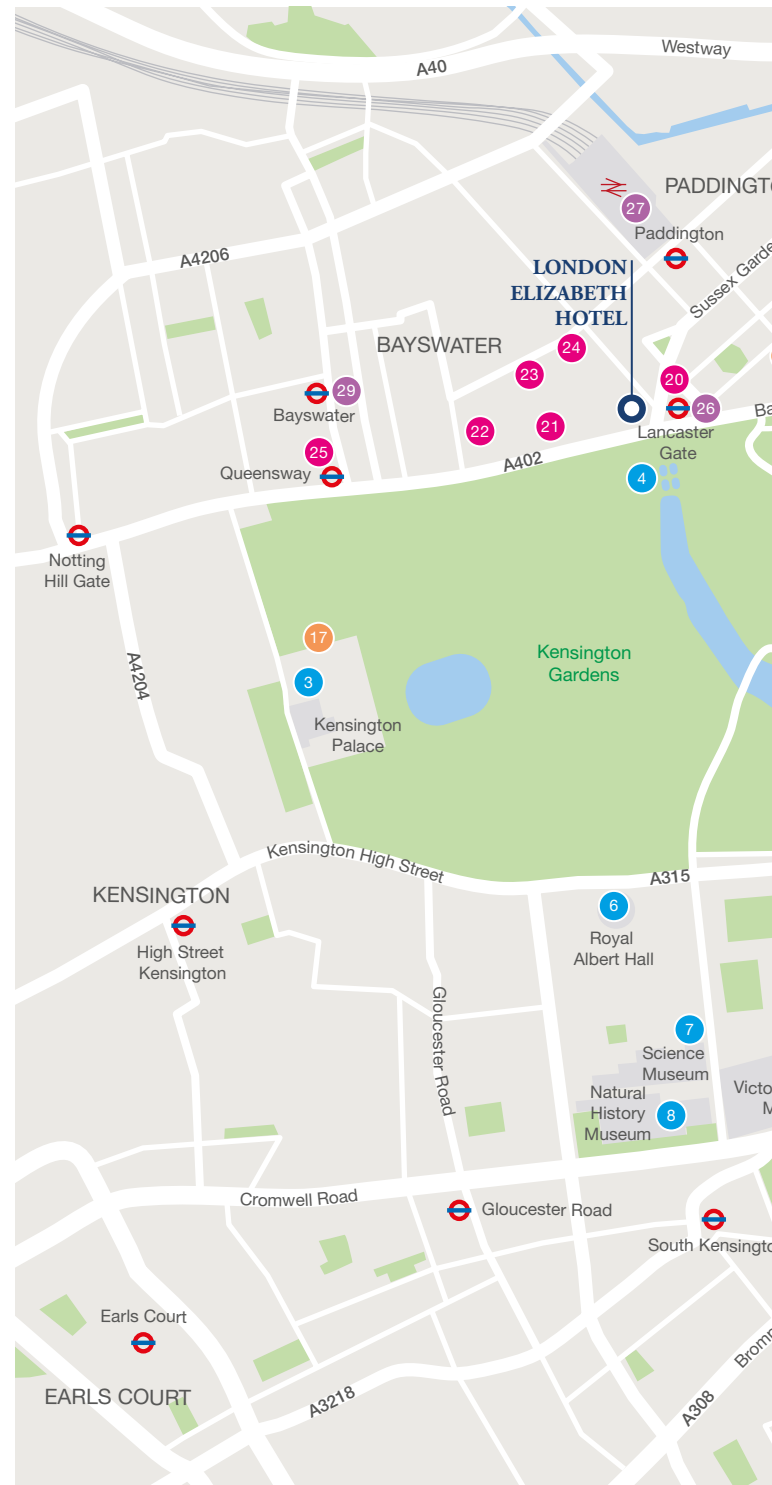
The London Elizabeth Hotel is situated in the Lancaster Gate area of West London, within the London Borough of Westminster.

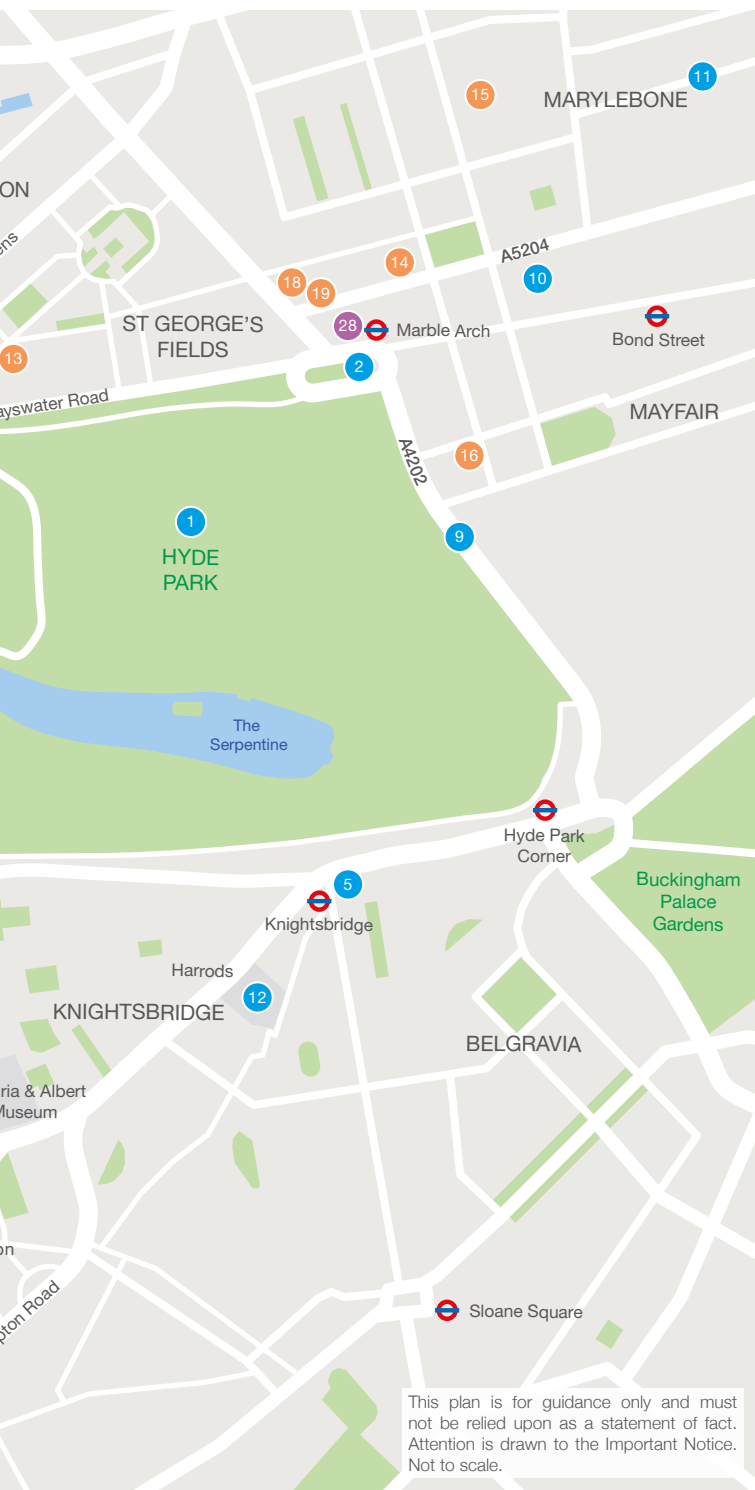
Lancaster Gate is well connected in terms of public transport with Lancaster Gate, Queensway and Paddington London Underground Stations all a short walk away. London Paddington is the London terminus for Great Western Railway, providing links to the South and the West of the UK.

Located on the northern side of Hyde Park, the hotel occupies a prime central London location.

Local attractions include Hyde Park, Italian Gardens, Harvey Nichols, Kensington Palace and proximity to Marylebone's retail offering.

Heathrow Airport is approximately 11.6 miles to the west, with ease of access supplied by the A4/M4 or the Heathrow Express direct from Paddington. Gatwick is approximately 28 miles south of the hotel and can be accessed via the Gatwick Express from Victoria Station.





VISIT

- Hyde Park
- Marble Arch
- Kensington Palace
- Italian Gardens
- Harvey Nichols
- Royal Albert Hall
- Science Museum
- Natural History Museum
- Park Lane
- Selfridges
- Marylebone retail offering
- Harrods

FOOD & BEVERAGE

- Salt & Honey Bistro
- The Grazing Goat
- Chiltern Firehouse
- Le Gavroche
- The Orangery
- Vinoteca
- Donostia Restaurant

HOTELS

- Royal Lancaster London
- Columbia Hotel
- Lancaster Gate Hotel
- Arbor Hyde Park
- Lancaster Hall Hotel
- Hilton London Hyde Park

CONNECTIONS

- Lancaster Gate Underground Station
- Paddington International and Underground Station
- Marble Arch Underground Station
- Bayswater Underground Station





THE HOTEL

The Hotel comprises the freehold interest of The London Elizabeth Hotel, 4 Lancaster Terrace, W2 3PF and the car park to the rear of the property located on Elms Mews.

Built as three separate private houses in the mid-19th century, the combined properties have 52 bedrooms. The traditional English décor and charming Victorian features make for a uniquely British experience.

The accommodation is laid out over 6 floors and is serviced by one lift. The hotel comprises circa 33,000 sq ft GIA.

The Rose Garden Restaurant services the hotel and offers circa 40 covers, and the following adjacent room is a lounge area with a bar. The Bar leads to the Garden Terrace, which is an ideal location for a cocktail or afternoon tea during the summer months. The Terrace is used by guests all year round due to heaters and marquees. The Hotel also has one conference and meeting room that seats 12 guests.



Rose Garden Restaurant



THE ACCOMMODATION

The London Elizabeth is a beautiful furnished hotel with a variety of unique, traditional old English style rooms.

The rooms offer all of the necessary amenities a guest may require, whilst maintaining their period heritage.

LETTING ACCOMMODATION BREAKDOWN

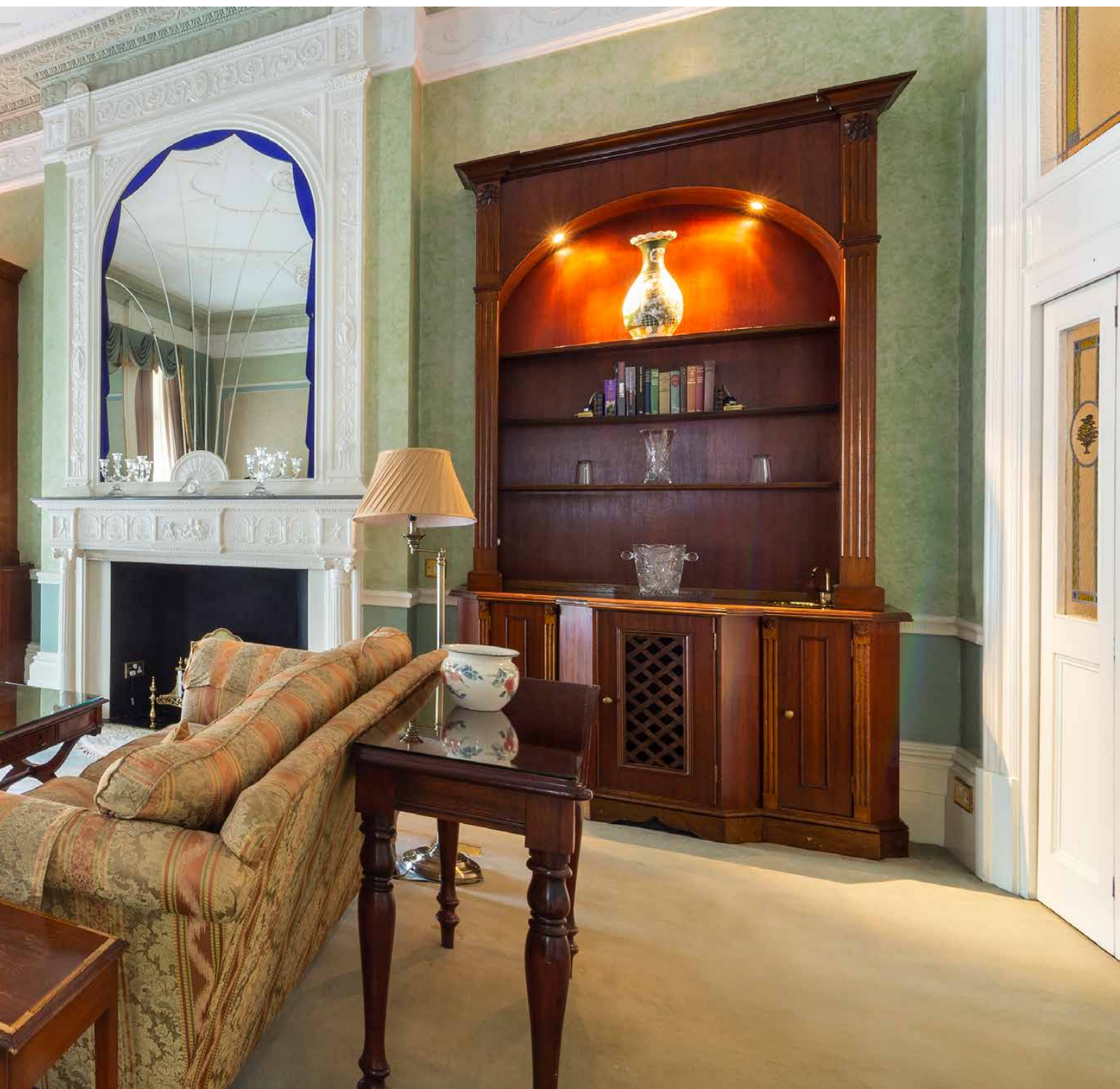
Room Type	Number of Bedrooms
Classic Double	18
Classic Twin	12
Triple	6
Deluxe Double	3
Deluxe Twin	6
Four Poster	1
Ground Level Suite	3
Conservative Suite	1
Mayfair Suite	1
Hyde Park Suite	1
Total	52

All bedrooms have an en suite bathroom. There are two telephone lines per room with modem connection, DDI numbers and voicemail, Broadband internet access with security firewall and high speed data transmission cable. Hair dryers, ironing sets, desks and safety deposit boxes can be found in all rooms. Fax Machines or laptops are also available.









DEVELOPMENT OPPORTUNITY

This representation illustrates the proposed plans to develop the Elms Mews freehold car park to the rear of the London Elizabeth Hotel and subsequently add an additional 43 en suite bedrooms.

There is also potential for a five bedroom extension within the existing hotel. These extensions would increase the number of bedrooms of the proposed hotel to 100 bedrooms.

This is a CGI of the proposed development and the extension is subject to the necessary planning consents being obtained by any future investor.







FURTHER INFORMATION

TENURE

Two freeholds; The London Elizabeth Hotel, 4 Lancaster Terrace, W2 3PF and the car park to the rear of the property located on Elms Mews.

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 and valuation. All kitchen equipment and plant is owned by the hotel.

BUSINESS RATES

Rateable Value for the London Elizabeth Hotel is £252,500 with total business rates payable for 2018/2019 are £124,482.5.

LICENCES

The hotel has a Premises License.

TRANSACTION STRUCTURE, PROCESS & TIMING

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.

EPC

The London Elizabeth Hotel is Grade II listed and therefore does not require an Energy Performance Certificate (EPC).

PRICE

Upon application to the sole selling agents.

CONTACT

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