DAYS HOTEL
LONDON-WATERLOO

A unique opportunity to acquire an unencumbered hotel in Central London
WE ARE INVITING OFFERS TO ACQUIRE THE SUBSTANTIAL FREEHOLD INTEREST AND TRADING OPERATIONS OF THE DAYS HOTEL LONDON-WATERLOO LOCATED WITHIN APPROXIMATELY A 10 MINUTE WALK OF WATERLOO STATION. DUE TO ITS CENTRAL LONDON LOCATION, THIS HOTEL BENEFITS FROM CLOSE PROXIMITY TO MAJOR LEISURE AND CORPORATE DEMAND GENERATORS.

INVESTMENT HIGHLIGHTS

• 162 en suite bedrooms
• 22 designated car parking spaces
• Opportunity to obtain a significant footprint in Central London (site area c. 2,800 Sq m)
• Operated under the Days Inn brand with significant operational and value enhancement potential
• Wide range of attractive ROI and asset management initiatives
• Hotel rebranding and repositioning opportunities
• Scope for significant redevelopment and alternative use (STPP)
• Stable cashflow with clear bottom line improvement potential
• The hotel operates under an OpCo / PropCo structure and it is anticipated that the purchase will be executed by means of a transfer of the property and a defined business and assets sale
CHRISTIE & CO HAS EXCLUSIVELY BEEN INSTRUCTED BY LPA RECEIVERS, MARK FORD, FINBARR O’CONNELL AND HENRY SHINNERS, OF SMITH & WILLIAMSON LLP. PROSPECTIVE BUYERS (OR THEIR EMPLOYEES, CONSULTANTS OR AGENTS) MAY NOT UNDER ANY CIRCUMSTANCES MAKE DIRECT CONTACT WITH THE SELLER OR ITS EMPLOYEES REGARDING THESE PROPERTY DETAILS.

ALL QUERIES REGARDING THIS SALES PROCESS MUST BE DIRECTED EXCLUSIVELY TO THE CONTACT PERSONS LISTED.

JEREMY JONES
Director – Head of Brokerage – Hotels
+44 (0) 7764 241 284
Jeremy.Jones@christie.com

ANDREW EVANGELOU
Director – Corporate Hotels
+44 (0) 7917 372 426
Andrew.Evangelou@christie.com

JUSTIN DAVIES MRICS
Senior Broker – Corporate Hotels
+44 (0) 7917 630 318
Justin.Davies@christie.com

ANNA FRIEDRICH
Associate Director – Corporate Hotels
+44 (0) 7768 646 984
Anna.Friedrich@christie.com

CONDITIONS OF THESE PARTICULARS

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of Christie & Co or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract; and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or mis-description therein shall not affect or annul the sale or letting; (b) The Client does not make or give, and neither Christie & Co nor any of their employees has any authority to make or give, any representation or warranty whatever in relation to the property; (c) Christie & Co have not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by Christie & Co, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved Christie & Co April 2019.