Estate Agents
Commercial Agents
Letting & Management
Financial Services



## **Hugh Street, Victoria, London**

London Properties are pleased to offer to the market Established bed & breakfast 26 letting rooms Two interconnecting period buildings Close to Victoria Underground & Coach Station. There are a total of 26 rooms and an additional staff room, with 13 letting bedrooms in each building. The two hotels have their own west-facing rear courtyard. In Holly House there are three communal toilets and two separate showers that are used to service the basic rooms in the building. There are also two separate showers and two separate toilets in the Ivy servicing the basic rooms. There is a breakfast room in the Holly with circa 24 covers., The laundry and boiler rooms are in the hotel's basement. Internal viewings are highly recommended through London Properties by appointment only

## £5,750,000 Freehold



#### **ADDITIONAL PHOTOGRAPHS**



London Properties on behalf of themselves and for the vendors of these properties whose agents they are, give notice that: (1) These particulars do not constitute a contract or an offer. (2) All statements made in these particulars relating to these properties are made without responsibility on the part of London Properties or the vendor. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. (4) London Properties or any person in their employment has no authority to make or give any warranty or representation what so ever in relation to these properties. (5) The above measurements were taken by a sonic measuring device and cannot be guaranteed to be 100% accurate.

#### Hugh Street, Victoria, London, SW1V 1RP

LOCATION: The two hotels are situated along Hugh Street in central Victoria, within the exclusive City of Westminster London borough. Victoria is one of London's best-connected locations, possessing rail and road connections that are second to none. Another key appeal of this location is its accessibility to Gatwick Airport, which can be reached in under half an hour via the Gatwick Express service. Victoria Coach Station is also situated a short walk away from the hotel. Areas of high visitation such as; Sloane Square, Westminster and Mayfair can all be reached via the underground network in under five minutes from Victoria's underground station, which services the Circle, District and Victoria line. **DESCRIPTION:** 

The two buildings are of traditional Victorian construction, set across basement, ground and three upper floors. The buildings only interconnect in the basement and on ground floor and not on the upper floors. There are a total of 26 rooms and an additional staff room, with 13 letting bedrooms in each building. The two hotels have their own westfacing rear courtyard. In Holly House there are three communal toilets and two separate showers that are used to service the basic rooms in the building. There are also two separate showers and two separate toilets in the Ivy servicing the basic rooms. There is a breakfast room in the Holly with circa 24 covers., The laundry and boiler rooms are in the hotel's basement.

**USES:** C1 Hotels

**TENURE:** Freehold £5,750,000

**BUSINESS RATES:** All interested parties are encouraged to make their

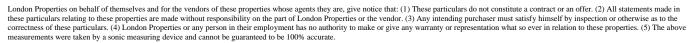
own enquiries with local authority

SIZE: First Guest House Approximately 2217 sq ft &

Second Guest House Approximately 2066

**ROOMS:** First Guest House: 4 single basic, 1 single en suite.,

4 double en suite, 3 twin en suite, 1 triple en suite





Second Guest House: 3 single basic, 1 single en suite, 4 double en suite, 1 twin basic, 2 triple en suite, 2 family en suite

There is also an additional single basic room in the basement that is currently used as staff accommodation

THE OPPORTUNITY:

The properties will benefit from an ever-growing number of visiting tourists demanding an accessible city center location for their stay in London. The excellent location provides well kept, comfortable rooms just a short walk from many of London's most popular tourist attractions.

**TURNOVER:** 

Forecasted Revenue Forecast Occupancy: 90% adr: £85 Rev Par: £76.5 Revenue: £725,000 Opportunity With small improvement to the rooms the hotel can achieve Average room rate of £100.00 and Room Revenue £755,500 per year

ENERGY PERFORMANCE CERTIFICATE:

Energy Performance Asset Rating is 62- C Rating. C copy of this property's energy performance certificate is available on request.

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LEGAL COST:

Each party to be responsible for their own legal costs

**REFERENCE CHECKS:** 

London Properties charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non- refundable after the references have been taken up, whether they are accepted or not by the Landlord

**FIXTURE & FITTINGS:** 

Any fixtures, fittings, equipment, machinery and plants which are shown within the details have not been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition

London Properties on behalf of themselves and for the vendors of these properties whose agents they are, give notice that: (1) These particulars do not constitute a contract or an offer. (2) All statements made in these particulars relating to these properties are made without responsibility on the part of London Properties or the vendor. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. (4) London Properties or any person in their employment has no authority to make or give any warranty or representation what so ever in relation to these properties. (5) The above measurements were taken by a sonic measuring device and cannot be guaranteed to be 100% accurate.



#### **AGENT NOTE:**

London Properties for themselves for Lessors, Vendors and their agents, give notice that:-

- 1. These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
- 2. These details do not constitute any part of an offer or contract.
- 3. All statements or details contained within these particulars are without any responsibility on any part, to London Properties.
- 4. All rent prices, fees and charges are quoted exclusive of VAT

Internal viewings are highly recommended through London Properties by appointment only.

We at the London Properties Sales Team hope to be in regular contact with you to assist in your search for a suitable property. To keep our records up to date we request that you keep us informed as to the progress of your search so as to avoid any unnecessary inconvenience. Thank you for your assistance in this matter.

We can send full colour sales particulars by e-mail. If you would like to receive details via this medium, please either telephone us with your e-mail address or send an e-mail to the sales team at: info@london-properties.co.uk

We at London Properties would like to assist you with the sale of your property? Just contact the sales team and we will be pleased to offer you a free valuation and market appraisal, a service that we provide with obligation. Competitive fees are available for both sole and multiple agency instructions. Please contact the sales team on:

020 8861 4615

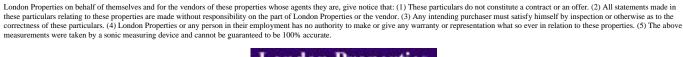
Written quotations are available on request. Please contact this office.

**VIEWINGS:** 

**MAILING LIST:** 

**DETAILS BY E-MAIL:** 

FREE VALUATIONS & MARKETING ADVICE:





# REMEMBER: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP WITH REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

For your FREE, No-obligation lettings or sales valuation, Please call 020 8861 4615























**London Properties** 

# residential people.



commercial people



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