THE CRANLEY HOTEL

★★★★

8, 10 AND 12 BINA GARDENS, LONDON SW5
INVESTMENT HIGHLIGHTS

A charming English townhouse hotel comprising 39 air-conditioned guest-rooms and suites within three freehold intercommunicating period buildings, situated in a quiet tree lined street in the heart of The Royal Borough of Kensington and Chelsea.
SITUATION

The Cranley Hotel is located on Bina Gardens, a quiet, predominantly residential street, in the much sought after South Kensington district of central London.

Both of London’s leading exhibition centres, at Earls Court and Olympia, are nearby.

Harrods, Harvey Nicholls and the numerous designer retail outlets on Knightsbridge, Brompton Road, Sloane Street and Fulham Road are all within a short distance of the hotel.

Other local attractions include The Royal Albert Hall, The Victoria and Albert and Natural History museums. There are excellent public transport links to the West End and City of London.

South Kensington (Piccadilly, District and Circle lines) and Earls Court (Piccadilly and District) underground stations are nearby.

Heathrow airport is approximately 14 miles to the west, accessible via the A4/M4 or the Heathrow Express direct rail link from London Paddington main line station. Gatwick airport is 30 minutes from London Victoria main line station which is a 10 minute taxi journey from the hotel.
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice. Not to scale.
THE HOTEL

The hotel comprises the freehold interest in three intercommunicating period terraced buildings, believed to date from approximately 1840.

The accommodation is laid out over lower ground, raised ground and four upper floors. All floors, with the exception of the fourth, are served by an 8 person (600 kg) passenger lift. There are two internal staircases.

The total gross internal area (includes internal structure but not outside walls) of the property is approximately 1,398 sq m (15,047 sq ft), excluding external stores and vaults.

The Cranley Hotel incorporates a lounge, restaurant and breakfast room. The front of the property boasts a grand open terrace that can host up to 40 people.

The hotel website can be seen at www.cranleyhotel.com
THE ACCOMMODATION

The existing accommodation comprises 39 air-conditioned guest-rooms and suites predominantly furnished with genuine antiques and all with supremely comfortable beds.

LOWER GROUND FLOOR

RAISED GROUND FLOOR
Covered Portico leading to the hall. Lounge with ample casual seating incorporating reception area with management office to the rear.

LETTERING ACCOMMODATION BREAKDOWN

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Number of Bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single</td>
<td>4</td>
</tr>
<tr>
<td>Double</td>
<td>9</td>
</tr>
<tr>
<td>Double/Twin</td>
<td>4</td>
</tr>
<tr>
<td>Twin</td>
<td>6</td>
</tr>
<tr>
<td>Executive Double</td>
<td>6</td>
</tr>
<tr>
<td>Four Poster</td>
<td>6</td>
</tr>
<tr>
<td>Executive Four Poster</td>
<td>2</td>
</tr>
<tr>
<td>Junior Suite</td>
<td>1</td>
</tr>
<tr>
<td>Penthouse Suite</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>39</strong></td>
</tr>
</tbody>
</table>

All bedrooms have an en suite bathroom. Every bedroom features an antique writing table. 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. Fax machines or laptops are also available. All guest rooms have individually controlled air conditioning, electronic safes and flat screen LCD televisions.
FURTHER INFORMATION

THE BUSINESS
A information pack, including trading figures, is available to genuinely interested parties upon application to the joint selling agents and on signing a Confidentiality Agreement.

TENURE
Freehold.

THE RATES
The rateable value for the ‘Hotel and Premises’ at 8, 10 and 12 Bina Gardens is £285,000. With rates payable for the 2018-2019 period being £140,505.

FIRE RISK ASSESSMENT
We understand that the hotel complies with the Regulatory Reform (Fire Safety) Order 2005.

EPC
Can be provided upon application.

PRICE
Upon application to the joint sole selling agents.

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