



AROSFA HOTEL

83 Gower Street, London, WC1E 6HJ

Trading 17-key boutique hotel in central London

savills

INVESTMENT HIGHLIGHTS

- Situated in the historic Bloomsbury district of Fitzrovia near to The British Museum, Oxford Street, University College London, Regent's Park and King's Cross St Pancras International
- Excellent transport links within 1 mile of all major London Underground lines, Euston Overground Station and Kings Cross St Pancras International
- The boutique hotel is a Georgian townhouse and former home of the famous Pre-Raphaelite artist Sir John Everett Millais
- The hotel comprises 17 en-suite guest rooms and one staff room
- Leasehold hotel with 55 years remaining and with the benefit of vacant possession



LOCATION

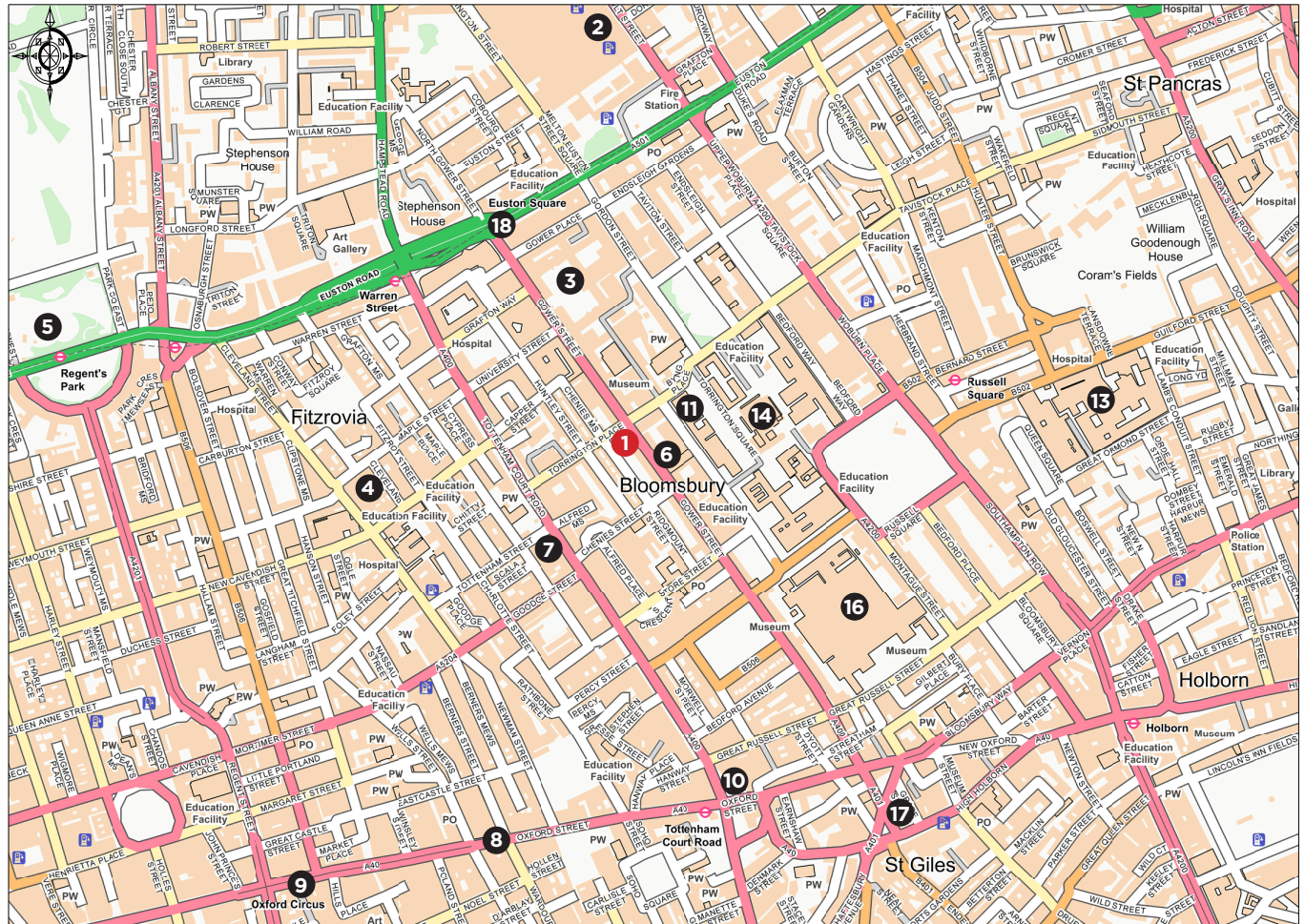
Bloomsbury in Central London is famed for being an intellectual, fashionable and cultural district and is home to a number of prestigious educational and health-care institutions. The area is bounded by Fitzrovia to the west, Regent's Park and King's Cross to the north, Clerkenwell to the east and Covent Garden to the south.

Bloomsbury gained its reputation as a sought-after residential area in the 17th and 18th centuries and over the years has been home to a number of notable intellectuals including Charles Darwin, Charles Dickens and John Maynard Keynes. The district is known for its garden squares such as Russell Square which sits just east of the Arosfa Hotel.

The area now has a mixed offering with the British Museum, the University of London, University College London, Great Ormond Street Hospital and the British Medical Association all located here. It is also a popular hotel and shopping destination with Oxford Street less than 1 mile south of the Hotel.

The Hotel is very well connected with Goodge Street (Northern line) and Euston Square (Hammersmith & City, Circle and Metropolitan lines) within a 5-minute walk from the Hotel. Euston Station (44 million passengers p.a.*) is a 10-minute walk and King's Cross St Pancras International (67 million passengers p.a.*) is an 18-minute walk from the Hotel.

“ It was in Bloomsbury that Virginia Woolf defined the twentieth century British novel, John Maynard Keynes’ ideas changed the theory of economics and Charles Darwin first conceived the theory of natural selection. ”



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Promap
LANDMARK INFORMATION GROUP*

- | | | | |
|------------------------------------|---|---|---|
| 1 Regent's Park | 6 Royal Academy of Dramatic Art (RADA) | 10 Dominion Theatre | 14 SOAS University of London |
| 2 Euston Overground Station | 7 Goodge Street Underground Station | 11 University of London | 15 Russell Square |
| 3 University College London | 8 Oxford Street | 12 King's Cross / St Pancras International | 16 The British Museum |
| 4 BT Tower | 9 Oxford Circus Underground Station | 13 Great Ormond Street Hospital | 17 The Shaftesbury Theatre |
| 5 Regent's Park | | | 18 Euston Square Underground Station |

* Office of Rail and Road 2016/17

THE HOTEL

History

The Arosfa Hotel is a Grade II listed Georgian Townhouse and the former home of the famous Pre-Raphaelite artist Sir John Everett Millais. It dates back to 1780 and has been beautifully converted and refurbished to the hotel that it is today.

Accommodation

The Hotel has a Gross Internal Area (GIA) of 4,341 ft² (403 m²). The Hotel is very well presented, having been regularly maintained and refurbished over the past 10 years. The 17 guest bedrooms are all en-suite with modern bathrooms and arranged across all floors.

The Front Room is the main feature of the ground floor and has a cosy and period feel with Regency portraits adorning the walls. It serves as a Breakfast Room in the morning where a full English breakfast and continental buffet are offered. During the day and evening, guests can lounge here and enjoy a drink from the bar.

Staff accommodation and a kitchenette are on the lower ground floor.

To the rear of the hotel is a private garden with outdoor seating and a garden gazebo to be enjoyed in summer and winter.

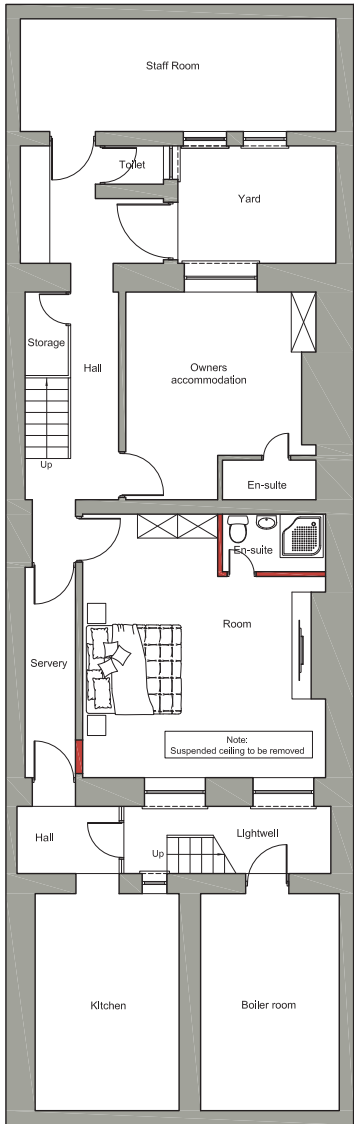
The room schedule is as follows:

FLOOR	SINGLE	DOUBLE/ TWIN	QUAD	TOTAL
Lower Ground		1	1	2
Ground		1		1
First	1	1	2	4
Second	4	2		6
Third	1	3		4
Total	6	8	3	17

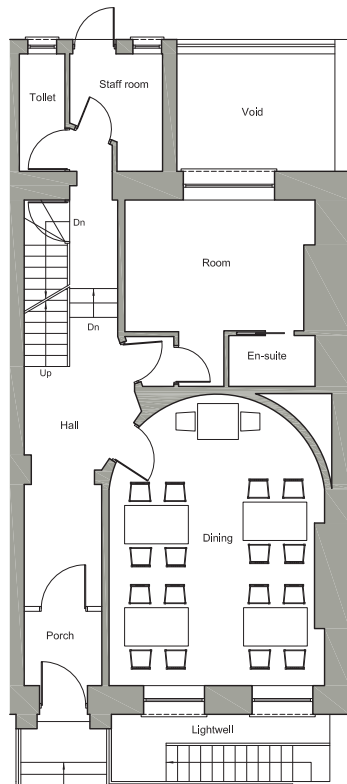




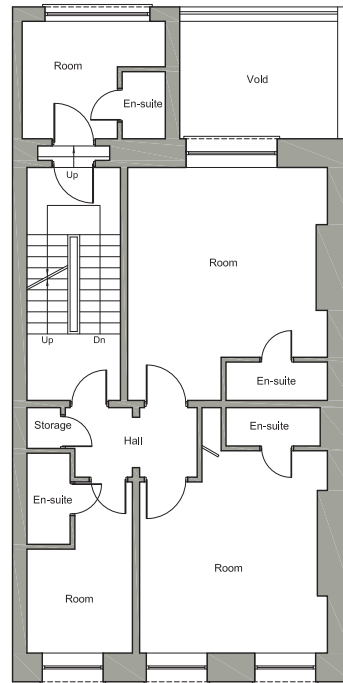
FLOOR PLANS



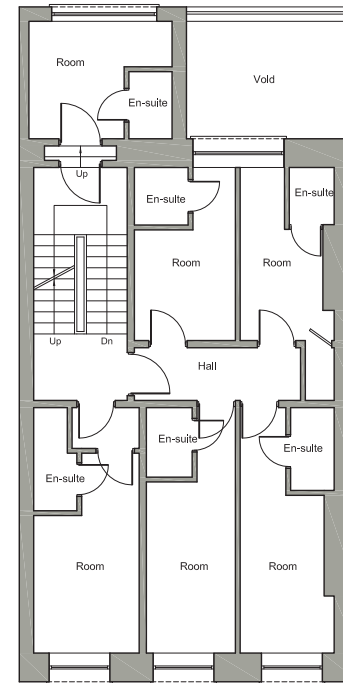
Lower Ground Floor



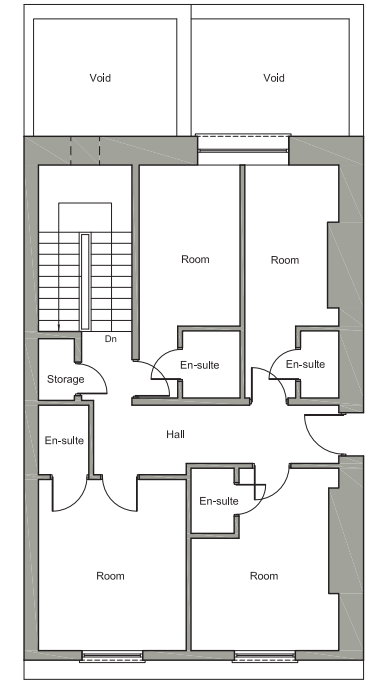
Ground Floor



First Floor



Second Floor



Third Floor



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TENURE

Leasehold. The property is held on a 75-year full FRI lease from 25 December 1990, expiring 24 December 2073 (55 years remaining). The current annual rent is £9,625. The next rent review date is 25 December 2018.

BUSINESS RATES

The Rateable Value is £86,000 with total business rates payable for 2018/19 of £31,249.16.

EPC

The Property has an Energy Performance Certificate (EPC) rating of C.

SALES PROCESS & VIEWINGS

The Hotel will be sold by way of an assignment of the leasehold interest for a premium as a Transfer of Going Concern (TOGC) with the benefit of vacant possession.

Viewings 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.

OTHER

There are some paintings that the Vendor wishes to keep. More information will be provided in the data room.

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Designed and Produced by Savills Marketing; 020 7499 8644 | November 2018