

Abbey Point Hotel & Cafe

- 47 ensuite bedroom hotel
- All rooms have micro kitchens
- Busy cafe on the ground floor
- Approx 2 miles from Wembley Stadium
- Pre app decision for 10 more rooms imminent
- Energy rating: B

300-302 Twyford Abbey Rd, London, NW10 7DD

Freehold: Price on application

Ref: 2440273

DESCRIPTION

Abbey Point Hotel & Cafe, established by its current owners in 2001, is a family-operated business with extensive experience in catering hospitality.

Situated conveniently near Wembley Stadium, the hotel attracts both tourists and commercial guests, benefitting from the influx of up to 100,000 people on event days.

As sporting and musical events continue to grow in frequency, the hotel is bustling year-round.

LOCATION

Abbey Point Hotel & Cafe is located in North London, in the heart of Park Royal, Europe's largest industrial estate. It has good transport links, offering convenient access to Central London and all it has to offer. It has far reaching views over the city, including the iconic Wembley Stadium with its impressive arch.

The hotel is based in a charming, canal-side location, just 15 minutes drive from Wembley Stadium. There are multiple underground and overground stations nearby, including Park Royal (1.6 km) and Stonebridge Park (1.2 km).

INTERNAL DETAILS

There are currently 47 ensuite rooms with micro kitchens, that are arranged across 5 stories. The hotels letting rooms are are are configured as follows:

- 18 doubles
- 10 doubles with king sized beds
- 4 Twins
- 11 convertible rooms (these can be double super kings or twin)
- 3 convertible rooms (these can be double super kings twin or triple)
- 1 single ensuite.

All of the rooms have air-conditioning and there is a lift to the 4th floor. The hotel also has two staircases at either end of the building.

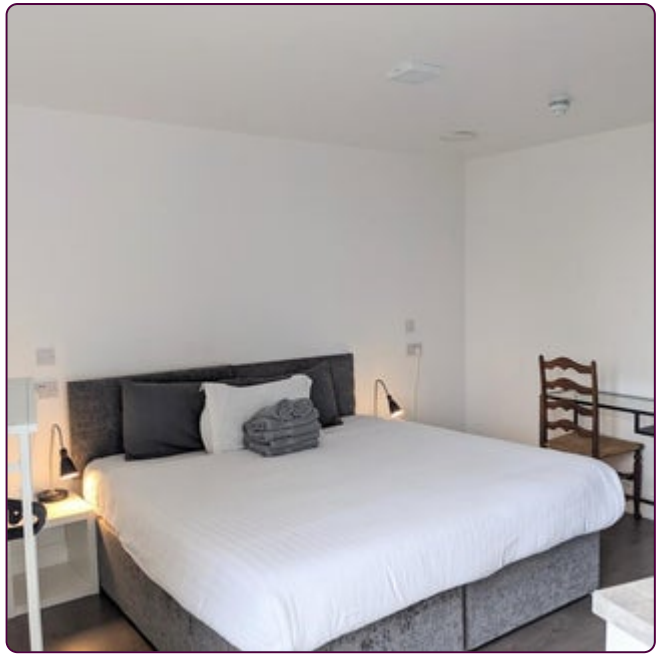
GROUND FLOOR

The ground floor has a fully equipped commercial kitchen and a cafe/restaurant with circa 80 covers. It is open to the public and also has the benefit of alcohol license. There is also pool table on the ground floor.

EXTERNAL DETAILS

There are currently 5 car parking spaces at the hotel, however, the owner also owns some land nearby that has parking space for an additional 15 cars.

This additional, freehold, land was purchased by the current owners.





PLANNING PERMISSIONS

The owner is at the latter stages of adding 10 further letting rooms on the top floor of the building. He has had a positive pre application and expects a decision from the local authority over the coming months.

TRADING INFORMATION

Financial information will be provided to seriously interested parties once a formal viewing has taken place.









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T: 0344 412 4944

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



ANDREW EVANGELOU
Head of London Hotels
T: +44 7917 372 426
E: andrew.evangelou@christie.com

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