



the Swan
at Streatley

A haven of rest



Contents

Overview	5
Description	5
The Property	6
Location	6
Public Areas	9
Conference Facilities	10
Letting Bedrooms	13
Outside	13
Ancillary Areas	13
Venus Spa	14
Staff Accommodation	14
Licence	14
Classification	14
Services	14
Disability Access Order	17
Fire Safety	17
Website	17
Trading Information	17
Offers Invited	18

Overview

The Swan at Streatley

Streatley on Thames, Reading, Berkshire, United Kingdom, RG8 9HR

- Well known and much loved hotel occupying a magnificent position on the River Thames at Streatley
- 45 individually styled bedrooms including four-poster rooms, river view rooms and the J K Jerome Suite
- Cygnetures Restaurant with 2 AA Rosettes and stunning riverside views
- Superb conference and wedding facilities to accommodate between 10 and 180
- Magdalen College Barge permanently moored and used to host receptions and conferences for up to 50
- Venus Spa with gym, mineral pool and extensive spa facilities
- Mooring positions and boat hire facilities



Description

Occupying a magnificent position on the River Thames at Streatley, The Swan is an intimate 45-bedroom 4-Star hotel with extensive restaurant and conference facilities. The hotel offers its guests 45 individually styled bedrooms and suites, an award winning restaurant, a relaxed riverside bar and terrace, and a luxurious Spa with mineral pool.

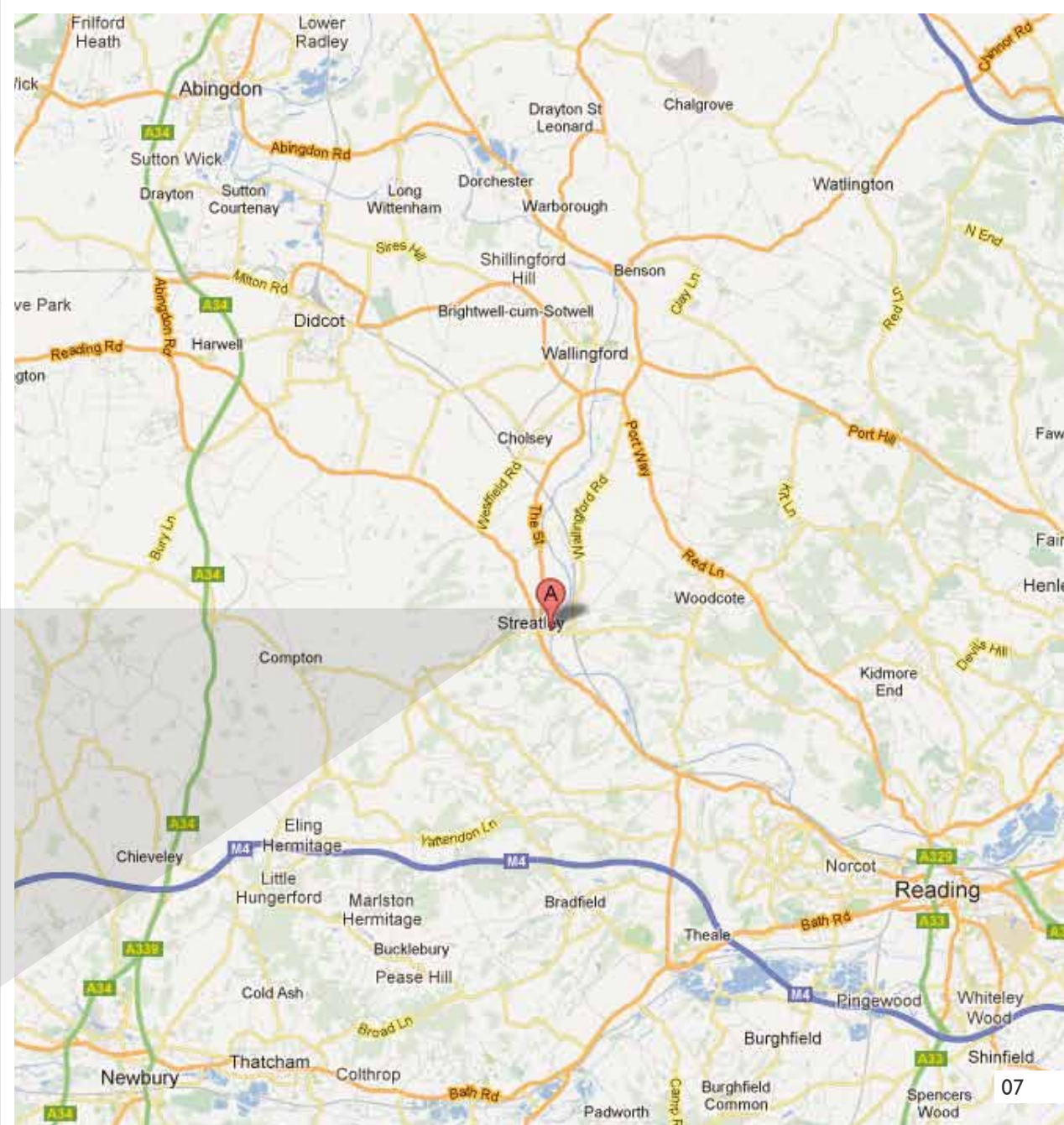
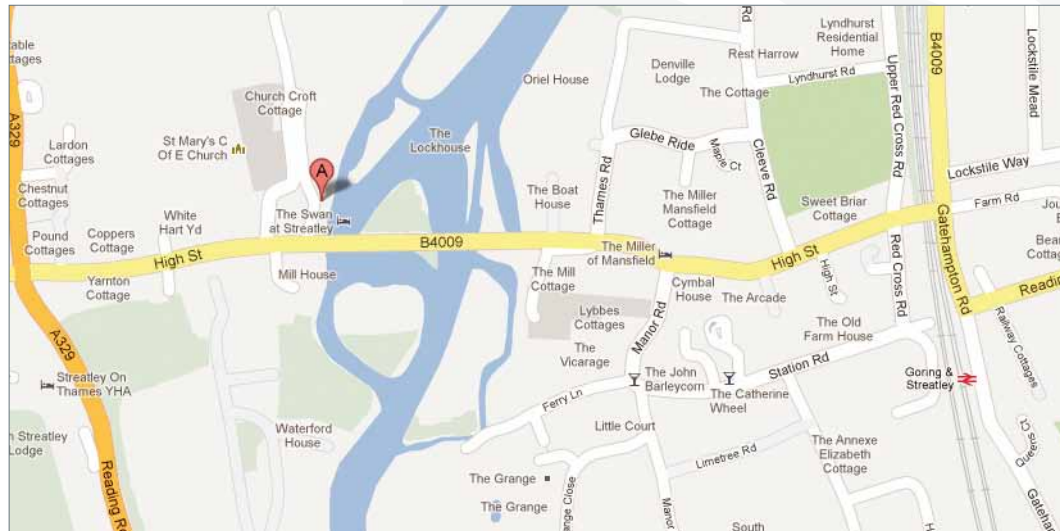


The Property

The Swan at Streatley comprises a Grade II Listed period detached property of traditional construction together with a number of contemporary extensions to include the bedroom block, conference facilities and spa.

Location

The picturesque village of Streatley straddles the River Thames approximately 11 miles upstream from Reading and 24 miles to the south of Oxford. The location is ideal to attract not only the myriad of leisure visitors who come to the hotel to enjoy its location, fine restaurant and other facilities, but also business customers who use the hotel as a convenient base during the week.





Public Areas

Public entrances from both the car park and river front lead through to a spacious reception area with reception desk and comfortable seating. To the rear of the main building and with picture windows overlooking the River Thames are the main public areas:

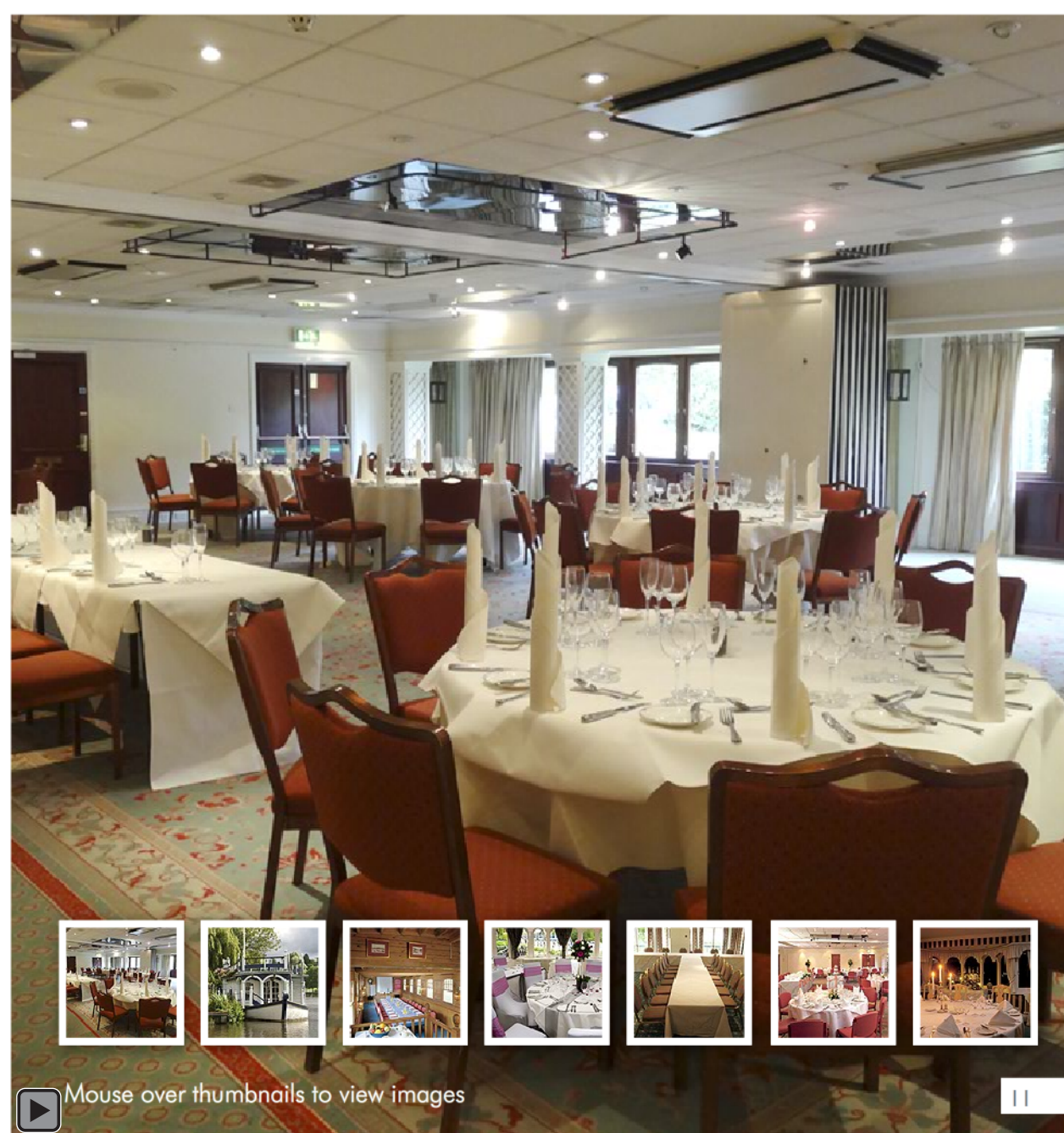
- Cygnetures Restaurant – this 2 AA Rosette restaurant has freestanding tables and chairs to accommodate 60 covers.
- Cygnet Bar with well-designed bar servery and picture windows overlooking the Thames and doors leading out on to:
- River Terrace with 60 covers.



Conference Facilities

The hotel can accommodate meetings of between 10 to 180 in several dedicated conference and meeting rooms. These include:

- The Icknield Suite - The largest conference space can be divided into two equal sections and can accommodate 180 guests for a reception or 130 for a theatre-style presentation.
- The Thames Room – An attractive V-shaped room with bay windows overlooking the Thames. The space can accommodate up to 60 for a reception or 30 theatre style.
- The Garden Room – Ideal for smaller meetings, this space can accommodate 20 theatre style.
- The Terrace Room – Adjacent to Cygnetures Restaurant, this room is ideal for meetings of between 10 to 12 or for private dining events.
- The Magdalen Barge – In addition to the traditional function and conference spaces, the Magdalen Barge is a permanently moored Oxford College barge, originally built in 1927 and faithfully restored using the original blueprints. The barge is capable of hosting a reception of up to 50 guests and is in constant demand by organisers looking for a venue that is truly unique. The barge is also licensed for civil wedding ceremonies.



Mouse over thumbnails to view images





Letting Bedrooms

The hotel has the benefit of 45 individually designed letting bedrooms (1 four-poster suite, 5 four-posters, 22 double, 8 twin, 9 single). 30 rooms are river facing and 15 country facing. All the rooms have full en suite facilities, flat screen TV with satellite television, hospitality tray, direct dial telephone, hairdryer and high speed wireless broadband.

Outside

The Swan at Streatley has extensive landscaped gardens running adjacent to the riverbank, including a partial river island with moorings. The landscaped gardens include an attractive terrace and seating area together with formal lawn and shrub borders and beds. The hotel also has the benefit of extensive mooring facilities (9 mainland and 7 island), which are constantly in demand and generate a reasonable income for the business. To the front of the hotel is a large car park with space to park approximately 128 vehicles. There is also a paddock area that can accommodate a further 40 cars, weather permitting.

Ancillary Areas

The Swan boasts an impressive commercial kitchen with a full range of stainless steel and professional equipment, storage and extraction facilities. The kitchen is extremely well designed and includes separate preparation and washing up areas. The hotel also has a number of storage rooms, laundry rooms and cellar.

Venus Spa

The Venus Spa at The Swan is one of Berkshire's premiere spas and has a private membership of 230. The spa boasts an extensive menu of treatments and therapies. Within the spa is a fully equipped gym with cardiovascular and resistance training equipment, a mineral pool, Jacuzzi, sauna, steam rooms and sunbed treatment room.

Staff Accommodation

The current owners have developed a number of staff flats in separate "cottages" adjacent to the hotel. These cottages are held on a separate freehold and will be sold along with the hotel should an acceptable price be reached. In the current configuration the flats comprise 30 bedrooms, 5 bathrooms, kitchen and living room.

Licence

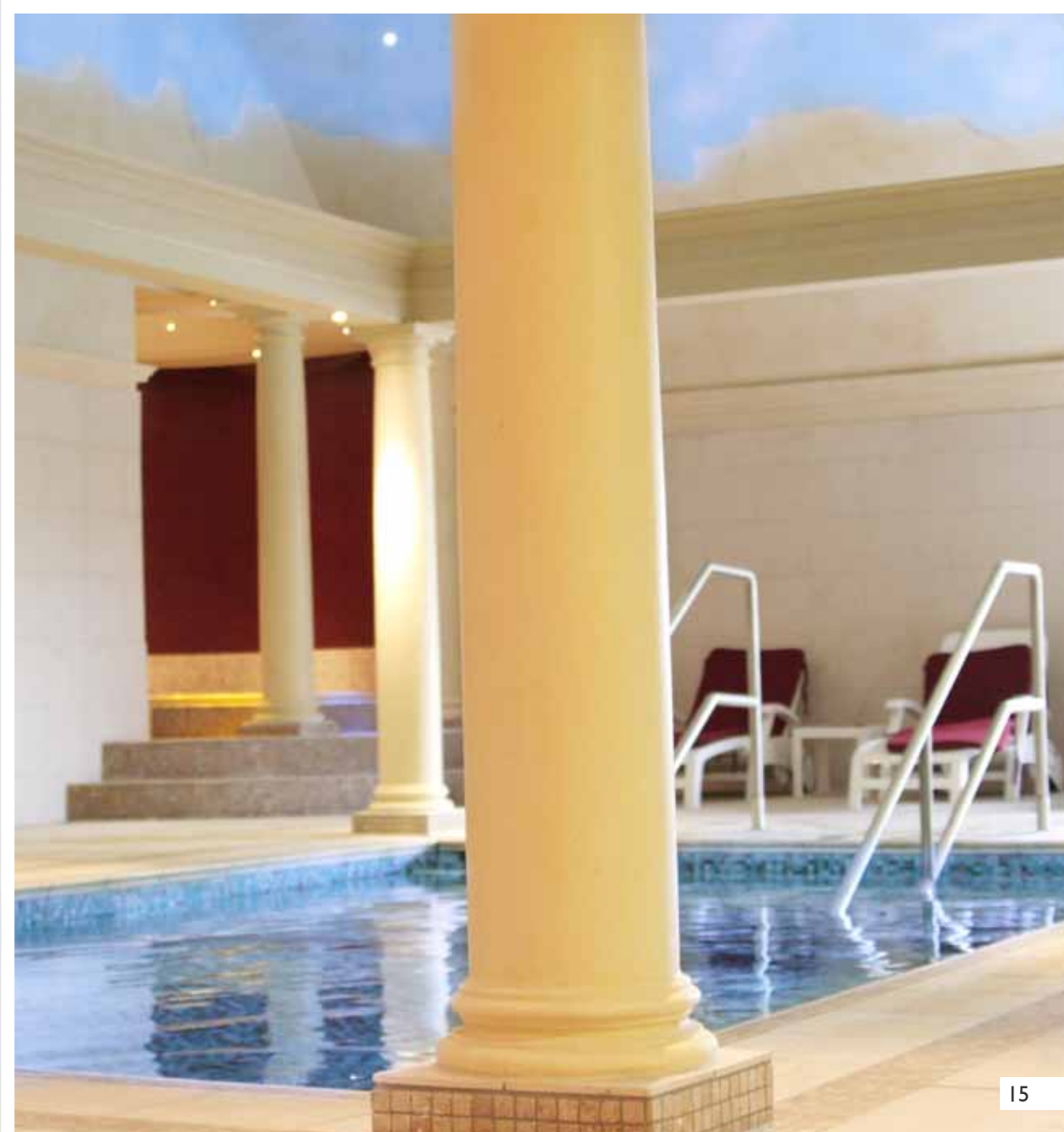
The hotel has a Premises Licence and Civil Wedding Licence

Classification

The hotel operates with an AA 4-Star classification. Cygnetures Restaurant has 2 AA Rosettes.

Services

We are advised the property is connected to mains gas, electricity, water and drainage. Heating is via gas central heating.





Disability Access Order

We are informed that the property complies with any requirements related to this matter. We understand the hotel is DDA compliant and two of the guest bedrooms are DDA specific.

Fire Safety

An up to date risk assessment report is available upon request.

Website

www.swanatstreatley.co.uk

Trading Information

A management account, showing a profit and loss summary for The Swan at Streatley, for the year ending 30 April 2012 shows total revenue (net of VAT) £1,889,821. A profit and loss summary for the year ending 30 April 2011 shows total revenue (net of VAT) £2,191,824.

In terms of the trade, room revenue accounts for 38% of trade, food 35%, beverages 15%, conference fees 6% and leisure 6%

Further information including historical accounts will be made available subject to the signing of a confidentiality agreement.



Offers Invited

For further information

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