

20-34 CASTLE STREET

LIVERPOOL L2 OUP

TO LET PRIME HOTEL OPPORTUNITY
92 BEDROOMS



Ground floor Commercial
Leisure Units To Let
Upper floor opportunities

TRIPSON
COMMERCIAL
0151 242 3000

1241 7100



Centrally located in close proximity to Liverpool One and the Albert Dock

Situated at the heart of Castle Street in the immediate vicinity of a vibrant mix of national and regional leisure operators.

Planning submitted for conversion to a 92 room hotel

Benefitting from a self-contained access off Castle Street



LOCATION

Having gained international recognition as European Capital of Culture 2008 Liverpool continues to attract inward investment and development, providing one of the most attractive retailing and leisure destinations in the UK.

The city is a well-established visitor destination and in 2019 was the 5th most popular in the UK for overseas visitors, and 4th in England for domestic visitors.

Liverpool has one of the strongest leisure offers in the UK due to its breadth of internationally renowned museums, galleries, cultural and sporting attractions. These are accompanied by a strong accommodation offer, an increasingly high quality restaurant sector and the city's renowned architectural landscape.

SITUATION

The subject property is prominently located on the western side of Castle Street where the city's largest cluster of listed buildings are located. Castle Street connects the CBD on Old Hall Street to the prime retail pitch of Lord Street, Church Street and Liverpool One.

Castle Street has become one of the premier restaurant destinations in Liverpool where patrons have a broad choice of national and local operators including San Carlo, The Alchemist, The Restaurant Bar & Grill, Halewood, Mowgli, Riva Blue (formerly Gino D'Campo) and Rudy's Pizza.

A number of Liverpool's major tourist attractions are within a short walk of Castle Street, including Liverpool One, Mathew Street (Cavern Club / Beatles), Royal Albert Dock, Liverpool Arena / ACC Convention centre, and the historic waterfront where the "Three Graces" are located.

- 1 Royal Albert Dock
- 2 Museum of Liverpool
- 3 Hilton Hotel
- 4 Chavasse Park
- 5 John Lewis
- 6 Travelodge
- 7 New Proposed Hotel
- 8 James Street Station
- 9 The Port of Liverpool Building
- 10 Cunard Building
- 11 Royal Liver Buildings
- 12 Cruise Terminal
- 13 Ferry Stop
- 14 Law Courts
- 15 India Buildings
- 16 Town Hall
- 17 Exchange Flags
- 18 Crowne Plaza
- 19 Malmaison
- 20 St Paul's Square
- 21 Moorfields Station



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ACCOMMODATION

The premises provide the following approximate internal floor areas:

Floor	Sq Ft	Sq M
Ground	924	86.67
Mezzanine	3,583	332.83
First	6,949	645.62
Second*	6,369	591.69
Third*	6,483	602.26
Fourth*	5,642	524.17
Fifth	1,101	102.30
Total	31,060	2,885.54

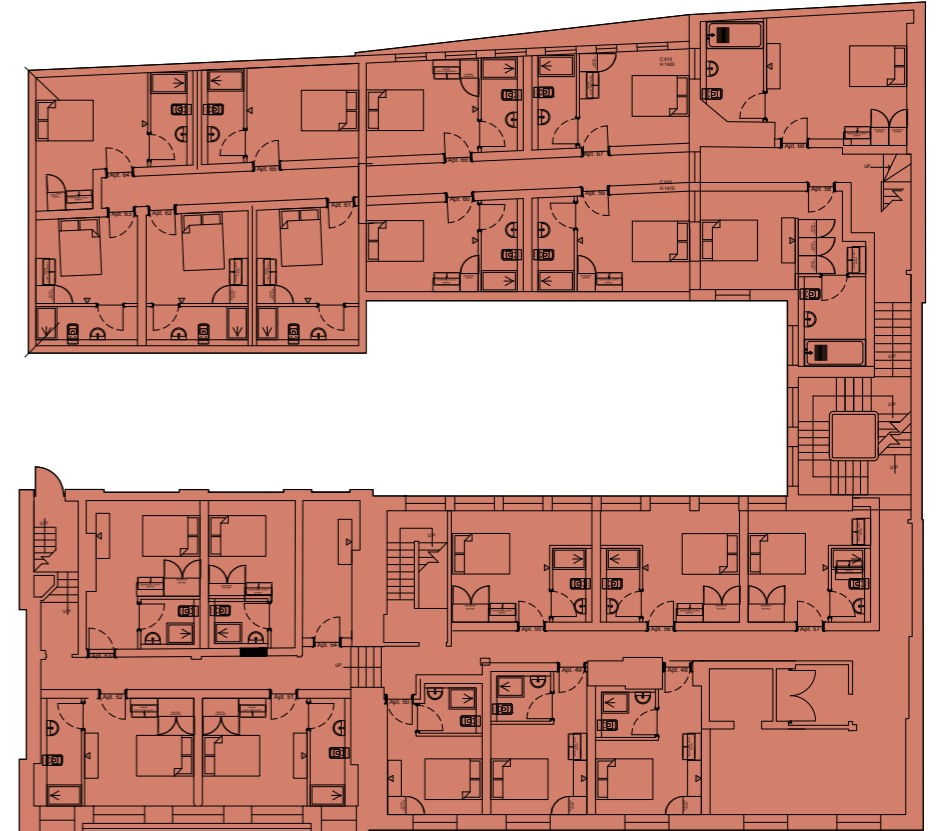
* To be extended under planning application



TYPICAL FLOOR PLATES



Ground



Third



LEASE

The property is available by way of a new FRI lease on terms to be agreed.

RENT

Upon application.

PLANNING

Planning has been submitted for the creation of a new entrance off Castle Street and conversion of the upper floors to a 92 bed hotel under application no. 21F/2507.

FURTHER INFORMATION/ VIEWINGS

For further information, or to arrange a viewing please contact the agent;

**mason
owen...**

property consultants

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BUSINESS RATES

The space will be separately assessed and interested parties are advised to make their own enquiries with the local authority.

VAT

VAT if applicable will be charged at the standard rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

