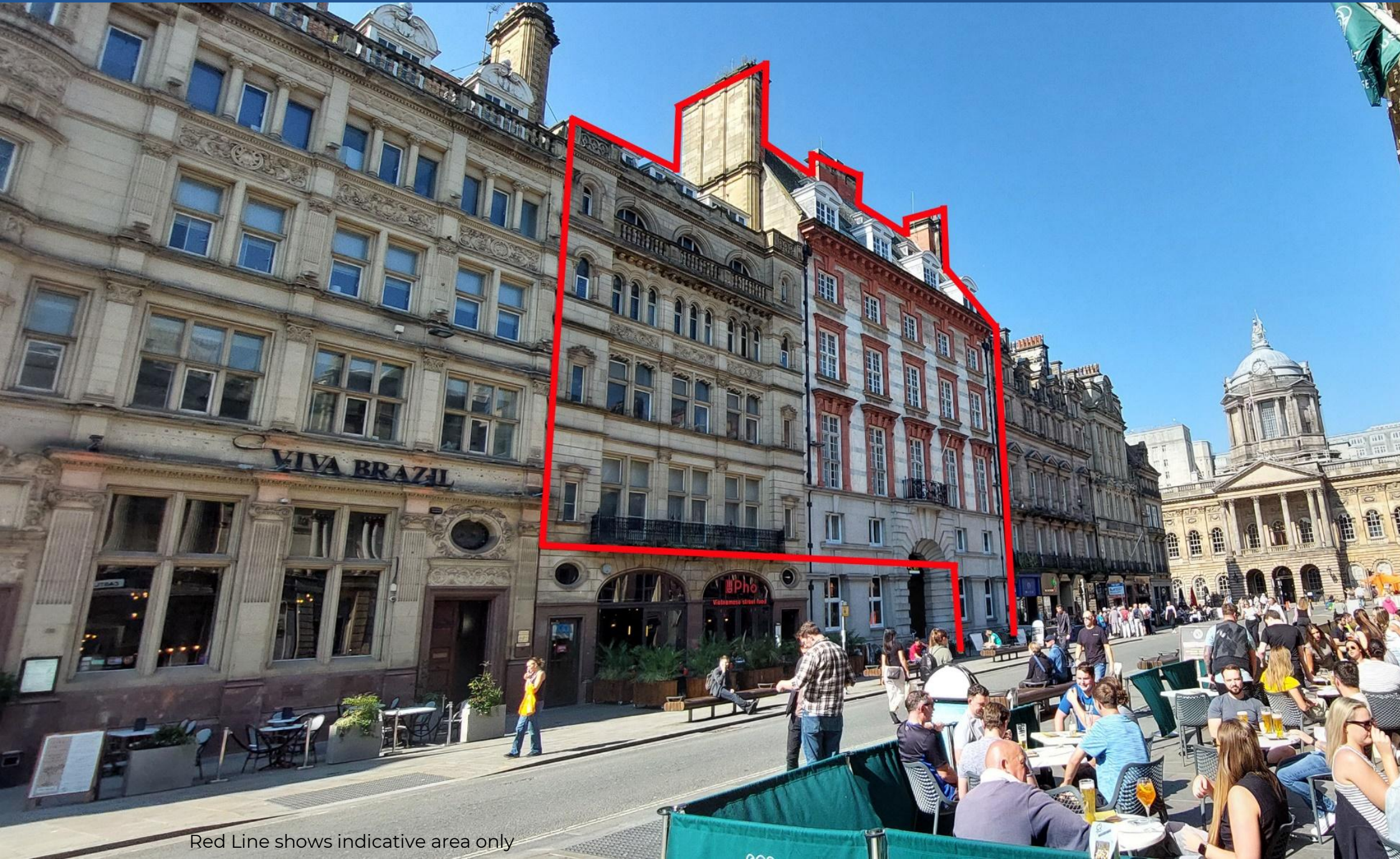


PRIME HOTEL CONVERSION OPPORTUNITY

Planning Granted for a 92 Bedroom hotel
20-34 Castle Street, Liverpool L2 0UP



Red Line shows indicative area only

NEW LONG LEASEHOLD – PRIME HOTEL OPPORTUNITY

92 Bedrooms

20-34 Castle Street, Liverpool L2 0UP



- **Liverpool remains a top 5 UK destination for international visitors**, sustaining demand for hotels.
- **Liverpool's hotel market saw a 22.4% RevPAR increase since 2019**, outperforming nearby major conurbations.
- **Prime Location** – Situated in Liverpool's bustling hospitality and tourism district, near key attractions including Liverpool One, Royal Albert Dock and Mathew Street.
- **Secured Planning Permission** – Approved for conversion to a 92 bedroom hotel under Planning Application No: 21F/2507.
- Available by way of a **new long leasehold** for a minimum term of 125 years at an initial rent of £125,000 per annum subject to rent reviews every 5th Year in line with RPI.
- Benefiting from a **self-contained access** off Castle Street



THE IVY



SAN CARLO

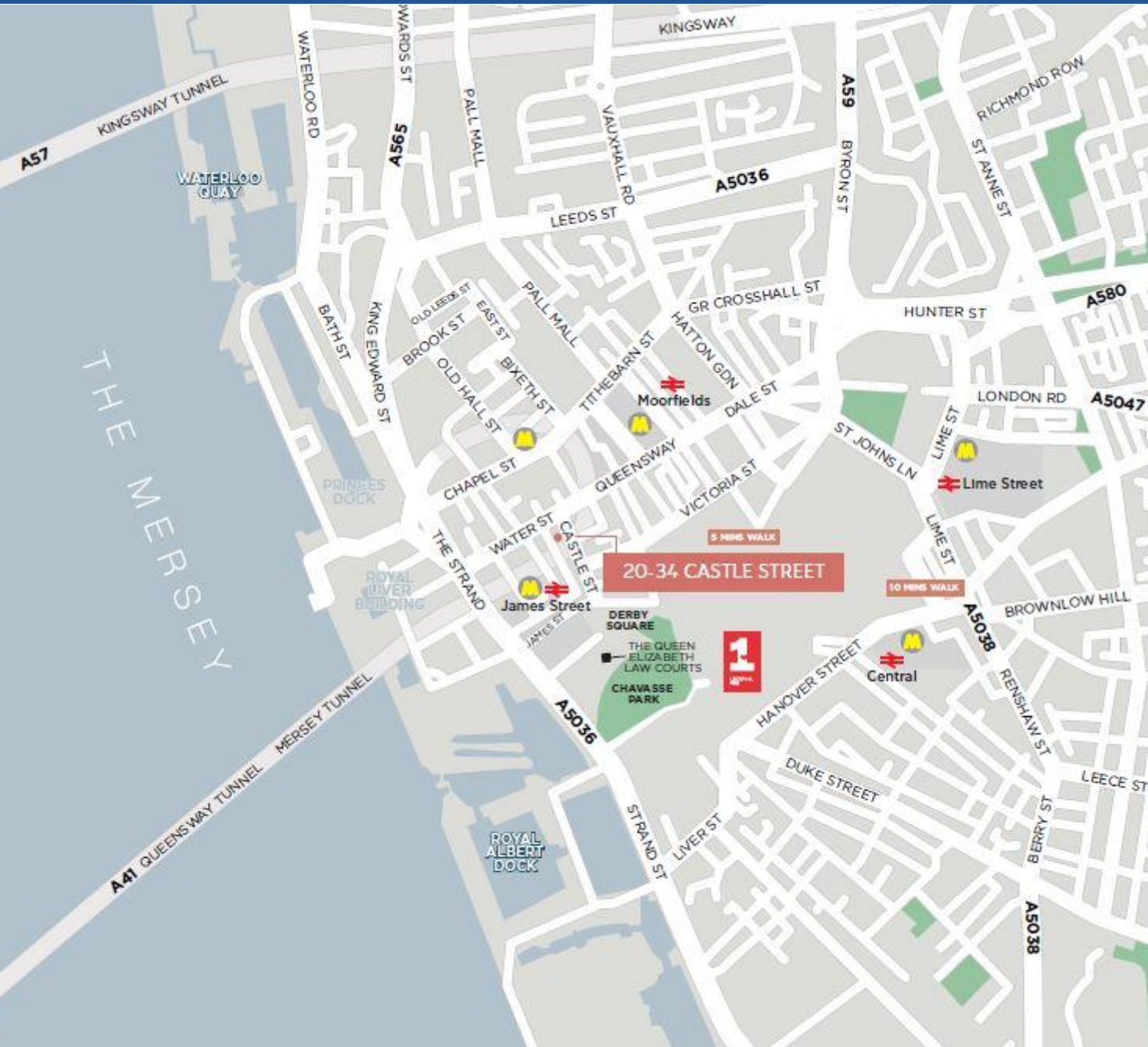


Sainsbury's Local

NEW LONG LEASEHOLD – PRIME HOTEL OPPORTUNITY

92 Bedrooms

20-34 Castle Street, Liverpool L2 0UP



Location

Liverpool welcomed 60.29 million visitors in 2023, ranking 5th most visited UK city for international tourists and 4th in England for domestic visitors.

Liverpool's tourism sector has seen a steady increase, bolstered by cultural attractions, sporting events, and a growing reputation as a global destination. Business travel remains a key driver, with 124,000 overseas and 255,000 domestic business visitors.

The city's hotel sector provides 85 hotels and nearly 10,000 beds, up from just 2,000 a few years ago. Hotel occupancy reached 76.5% in 2023, while the Average Daily Rate (ADR) rose to £86.23, reflecting strong demand.

According to Savills UK Hotel Market Report 2024, Liverpool remains one of the strongest-performing UK hotel markets, with investment and demand expected to grow steadily through 2025.

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 Central Business District 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 operators The Ivy, San Carlo, The Alchemist, The Restaurant Bar & Grill, Mowgli, Riva Blue (formerly Gino D'Campo) and Rudy's Pizza. Alongside the aforementioned are a host of independent coffee shops and bistro's which create a vibrant mix of tenants catering for workers, shoppers and tourists.

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.

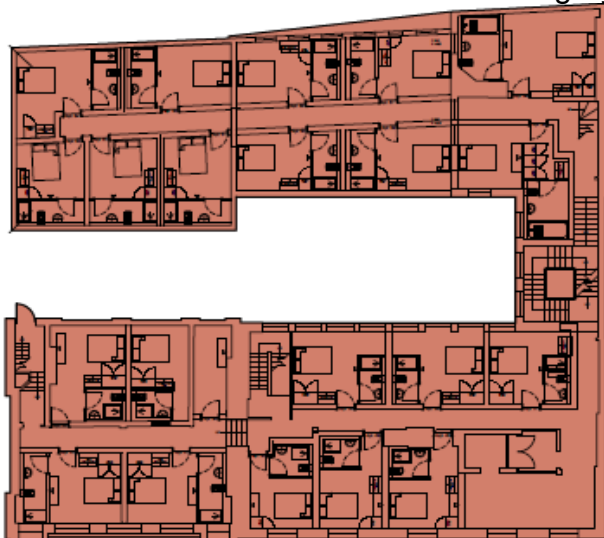
NEW LONG LEASEHOLD – PRIME HOTEL OPPORTUNITY

92 Bedrooms

20-34 Castle Street, Liverpool L2 0UP



Hotel Entrance and Circulation shaded grey



Typical room layout

Description

The premises provide a ground floor entrance lobby and 6 upper floors that were previously occupied by NatWest Business Centre. The premises are currently fitted as offices and a full strip out and refurbishment is required.

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

Lease Terms

The property is available by way of a new long leasehold interest for a term of years to be agreed. We are instructed to quote an asking rent of £125,000 per annum exclusive of rates, service charge, VAT and any other outgoings. The rent will be subject to review every 5 years in line with RPI.

Planning

Planning has been received 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.

Business Rates

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

VAT

The premises are elected for VAT

NEW LONG LEASEHOLD – PRIME HOTEL OPPORTUNITY

92 Bedrooms

20-34 Castle Street, Liverpool L2 0UP



- 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 Malmson
- 20 St Paul's Square
- 21 Moorfields Station



Legal Costs

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

FOR FURTHER INFORMATION PLEASE CONTACT:

T: 0151 242 3000

E: mopagency@masonowen.com

REF: Castle Street Hotel



7th Floor, 20 Chapel Street,
Liverpool, L3 9AG

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Mason Owen & Partners Limited: Reg No. 1426226.
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

Authorised and regulated by The Financial Conduct Authority.
Partners list is available upon request.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf. We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. September 2024