

0151 268 5280

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ON THE INSTRUCTIONS OF THE LAW OF PROPERTY ACT RECEIVER -
FOR SALE – CITY CENTRE BUDGET HOTEL OR RE-DEVELOPMENT
OPPORTUNITY/ ALTERNATIVE USE

Eddisons



LORD NELSON HOTEL, HOTHAM STREET, LIVERPOOL L3 5PD

Size: 1,963.9 sq m (21,139 sq ft)

- Prime city location adjoining Lime Street Station
- 55 bedroom budget hotel – considered ideal for refurbishment, franchising and “flag”
- Suitable for conversion to alternative uses such as residential (subject to planning and lease variation)
- Long leasehold – at nil ground rent

LOCATION

Fronting Hotham Street with a significant return to Lord Nelson Street in Liverpool City Centre, Lord Nelson Hotel lies adjoining the access to Liverpool Lime Street Station. The Liverpool Empire Theatre, St George's Hall and Walker Art Gallery are all close by and the O2 Academy Liverpool is adjacent.

DESCRIPTION

Of traditional brick construction, the property comprises ground, 3 upper and attic floors and disused basement. Stepped access to the ground floor which offers breakfast and lounge area, Reception with storeroom and former coffee shop adjacent; luggage room. Access to the former "Dug Out Bar", now disused and also benefiting from an external door. Stairs lead down to the former basement venue, now used for storage.

LETTING BEDROOMS

55 en suite, upper floor bedrooms, each typically with flat screen wall mounted TV, electric wall heater, tea & coffee, hanging space and mirror (a few rooms are currently off sale for refurbishment).

23 single rooms, 10 twin, 14 double, 6 family and 2 triple.
Indicative areas – double 15 sq m, twin 16.5 sq m.

TRADING

Business trading (at inspection) on an efficient, bedrooms led basis, with complementary continental breakfast included at weekends, when hotel advised as regularly full, at premium achieved room rates. Bar servery in lounge area appeared available to re-open.

Central Liverpool branded budget hotel trading KPIs (source STR)

Four hotels	2023	2022
Occupancy (%)	78.5%	74.8%
Average Daily Rate (£)	£68.66	£67.35
RevPAR (£)	£53.88	£50.37

ACCOMMODATION

From floor areas provided to us, we understand the Gross Internal Area of the property is as follows:

UNIT	M ²	SQ FT
Basement	164.0	1,765
Ground Floor	499.8	5,380
First Floor	530.0	5,705
Second Floor	494.6	5,324
Third Floor	275.5	2,965
TOTAL	1,963.9	21,139

PLANNING

The property is not in a conservation area and is not a listed building. Interested parties should make their own enquiries with the Liverpool City Council Planning Department (0151 233 3021).

TENURE

The property is held long leasehold by way of a 125 year lease from 8 March 2006 at zero ground rent. It is held under Title No: MS562382.

TERMS

Our clients long leasehold interest in the property is placed to the market with guide price and further information available upon request. Please note that our clients are seeking unconditional offers only (as opposed to those subject to receipt of planning permission).

FURTHER INFORMATION

The following additional information is available upon request:

- Head lease and Land Registry title and plan for long leasehold title number MS562382
- Floors plans in CAD and PDF
- EPC
- Liverpool competitor set STR budget hotel trading data

VAT

We understand that the transaction will be subject to VAT.

LEGAL COSTS

Each party will be responsible for their own legal and surveyors costs incurred in the transaction.

VIEWING

Strictly via the joint agents

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MARCH 2024

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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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PHOTOGRAPHS



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PHOTOGRAPHS



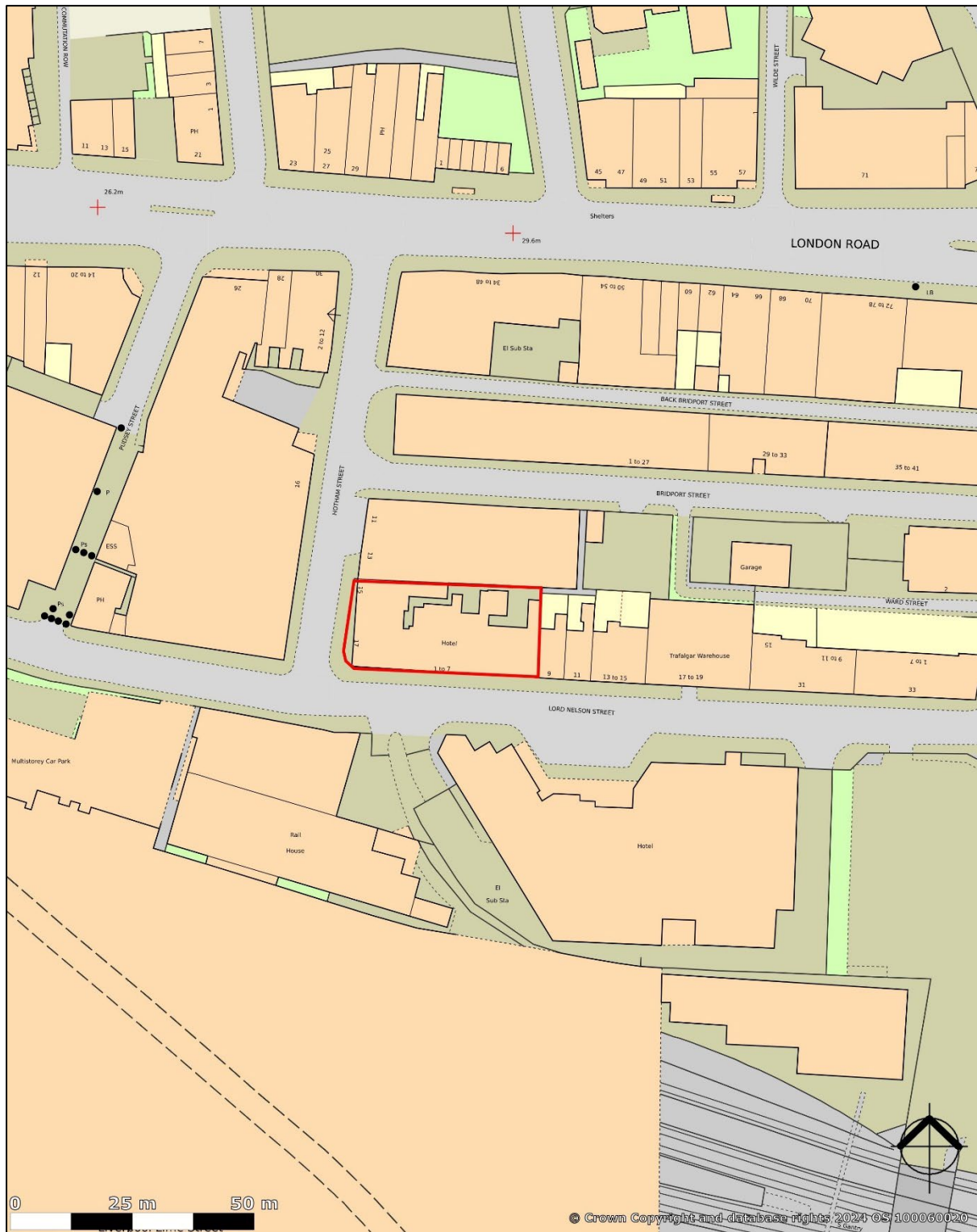
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SITE PLAN



For Identifications Purposes Only

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