

FREEHOLD HOTEL
DEVELOPMENT OPPORTUNITY



PRICE REDUCED

Atlantic Corner
Hotel

162 Regent Road /
1 Sandhills Lane

Liverpool

L20 8DD

Benefitting from
50 Bed Hotel Consent
Ground Floor and First Floor Bar /
Restaurant and Car Parking

Atlantic Corner Hotel

162 Regent Road/1 Sandhills Lane, Liverpool L20 8DD

The proposed Hotel is located within the Docklands part of Liverpool close to the site of the new Everton Football Stadium. The new stadium will have a seating capacity of 52,888 and host major events, conferences, and hospitality events, and is approved to provide some of the Men's Euros 2028 international matches. This stadium will increase critical mass of traffic, people, and those seeking overnight stays to the area. Whilst the location has traditionally been mostly industrial, it is changing and now includes pockets of commercial hotels, including the Titanic, car showrooms and restaurants. The property is close to the Ten Streets District and Liverpool Waters where there will be a significant number of new residential towers built leading from Half Tide Dock towards the subject site.

The site provides a prominent corner junction fronting onto both Regent Road and Sandhills Lane and is a short walk from the train station of Sandhills which has direct access to North Liverpool and the Liverpool City Centre and the national railway network. There are good bus routes to the subject site from Regent Road (A565) and also Sandhills Lane (A5055).

The proposed site will generate a much-needed hotel opportunity for owner / occupiers, hoteliers and investors to support the considerable national and international employers from the Docks, Seaforth Docks, the new Everton Football Stadium currently being constructed and Liverpool City Centre.

Liverpool's world famous waterfront houses major attractions such as the Albert Dock, and Convention and Exhibition Centres where tens of thousands of people regularly attend the latest entertainment shows and industry gatherings are a short internal underground train ride or leisurely walk away.

Liverpool benefits from one of the highest occupancy rates in the UK, providing an attraction to visitors from across the globe for long weekend or short City breaks for couples, groups and stag and hen parties and of course the Home of both Liverpool FC and Everton football stadiums.

Liverpool is playing a leading role in shaping the Northern Powerhouse and is now a magnet for both national and overseas investment.

Much loved as the birthplace of The Beatles, Liverpool is a beacon of art and culture, with more museums and galleries than anywhere outside London. Great theatres, an iconic waterfront and famous cathedrals attract thousands of visitors every year. It's no surprise that it has been voted the world's third best city to visit by Rough Guides.

“Home of the Beatles”

**“Two world famous
football clubs”**

**“Within the upcoming Liverpool
Waters transforming the city's
historic Northern Docks”**

**“67.3m visitors
per annum”**

**“57,000 jobs in the
tourism sector “**

**“Visitor economy
worth over £4.9bn”**

Extract taken from Invest Liverpool website

“The latest figures show Liverpool City Region’s Visitor Economy is now worth over £4.9bn, last year welcomed 67.3m visitors to the region and supports over 57,000 jobs.

These findings are contained in the latest independent research for 2018 commissioned by the Visitor Economy Team at Liverpool City Region Local Enterprise Partnership (LEP).

Headline city region-wide figures show:

- The region welcomed over 67.3m visitors to the region – a 5% increase from the previous year. This comprised of 61m day visitors (up 5.1%) and 5.5m staying visitors (up 3.8%).
- Those staying in serviced accommodation rose by 5.9% to 2.8m – the economic impact from this alone rising by 6.4% and for the first time hit over £1bn in economic impact.
- Consequently, the region has enjoyed increased employment in the sector – over 57,000 jobs, an increase of 6.7%.

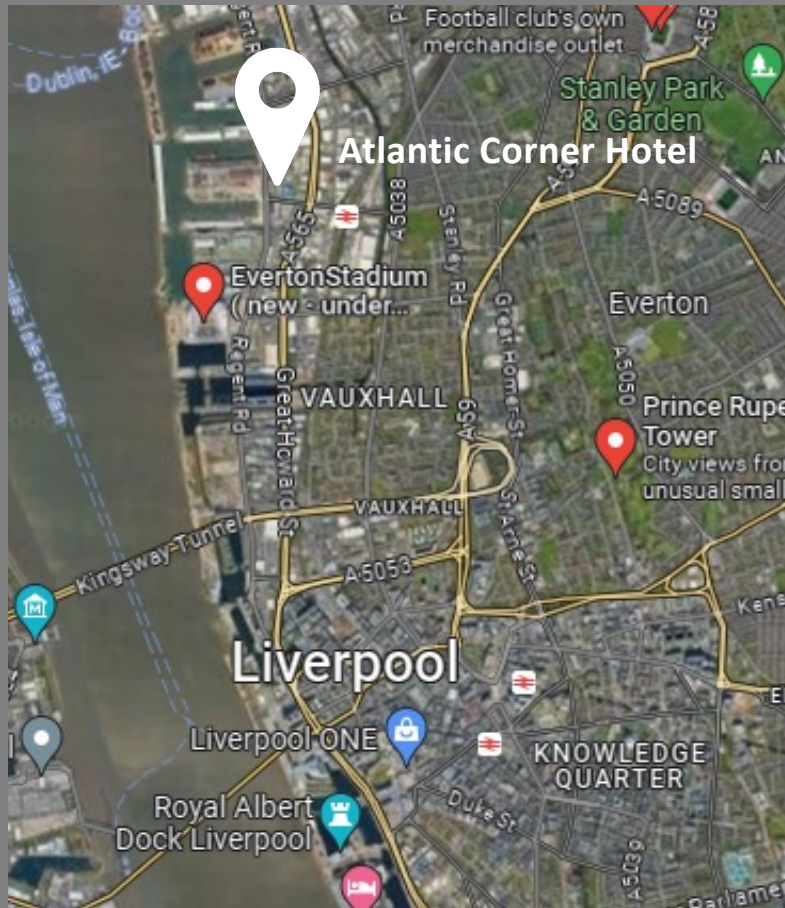
For Liverpool alone:

- A 7.4% increase in visitor numbers – up to 38m.
- A 5% increase in the number of staying visitors (2.7m). Including a 6% increase in serviced accommodation days.
- The wider benefit of this growth is the 8.4% rise in jobs – to almost 38,000.
- The Visitor Economy economic impact is now £3.3bn – a rise of 10% in the last year.

Over the last 5 years, there has been a 28% growth in the economic value of the visitor economy to the Liverpool City Region, rising from £3.83bn to £4.93bn – this is equivalent to an average growth of around 5% per year. Over the same period there has been an increase in the number of day and staying visitors, rising annually from 58.72m in 2014 to 67.38m by 2018.

The figures also show that the average length of time the inbound visitors stayed in the city region also increased by 5%.

The overall growth experienced by the city region reflects the importance of the domestic market in terms and those travelling to the area for short breaks and day visits. Major events such as the Terracotta Warriors and the wider City Region events programme including Tall Ships Regatta and Giants Spectacular, both staged in Wirral and Liverpool, have made a significant impact in attracting these audiences over a sustained period of time.



Atlantic Corner Hotel

ACCOMMODATION

The proposed development provides basement, ground, first, second, third, fourth floors with a range of hotel rooms from 16-24m² with a restaurant and bar.



TERMS / PRICE

For the freehold hotel site with full detailed planning permission in a prominent corner position, offers in the region of £675,000.

PLANNING

The site benefits from planning permission for a 50 bedroomed hotel, along with ground floor entrance, bar, first floor restaurant, car parking to the basement level and back of house rooms to support the proposed hotel.

Full scheme elevations and plans available upon request.

Planning Application ref: 18O/2485

FURTHER INFORMATION

For more information, please contact the agent on the details below. Further details are also available confirming the commenced works.



JONATHAN OWEN

07702 131 701

jonathan@jorealestate.co.uk

IMPORTANT NOTICE Jonathan Owen give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.