

For Sale

CBRE

Rainhill Hall



800 WARRINGTON RD
RAINHILL
PRESCOT
L35 6PE

FREEHOLD LUXURY HOTEL, WEDDING VENUE, RESTAURANT AND SPA WITH
ASSET MANAGEMENT OPPORTUNITIES AND ALTERNATIVE USE POTENTIAL (STP)





Executive Summary

- » Situated in secluded woodland within Rainhill, an affluent suburb of St Helens.
- » Fronts junction of Warrington Road and Chapel Lane, one of the main arterial routes through Rainhill.
- » Rainhill Hall comprises a two storey Grade II listed country house enshrined in local history dating back to 1824 with adjacent 1967 purpose built adjoining part 2 part 4 storey with basement hotel block and chapel.
- » Previously used as a Jesuit religious retreat until it was extensively converted in 2020 into a luxury hotel and wedding venue.
- » Set within c.7 hectares / 17.25 acres of enchanted woodland and mature gardens, together with two standalone residential dwellings and potential to further develop the site (STP).
- » Asset management upside to further develop the wedding business, standalone hotel, restaurant and spa breaks, outdoor events to the terrace and wider grounds in addition to potential further development of the site including proposed treehouse lodges.
- » Potential alternative uses to include healthcare, educational, religious retreat, residential, including country home (subject to planning).
- » Offers are invited for the Freehold interest.



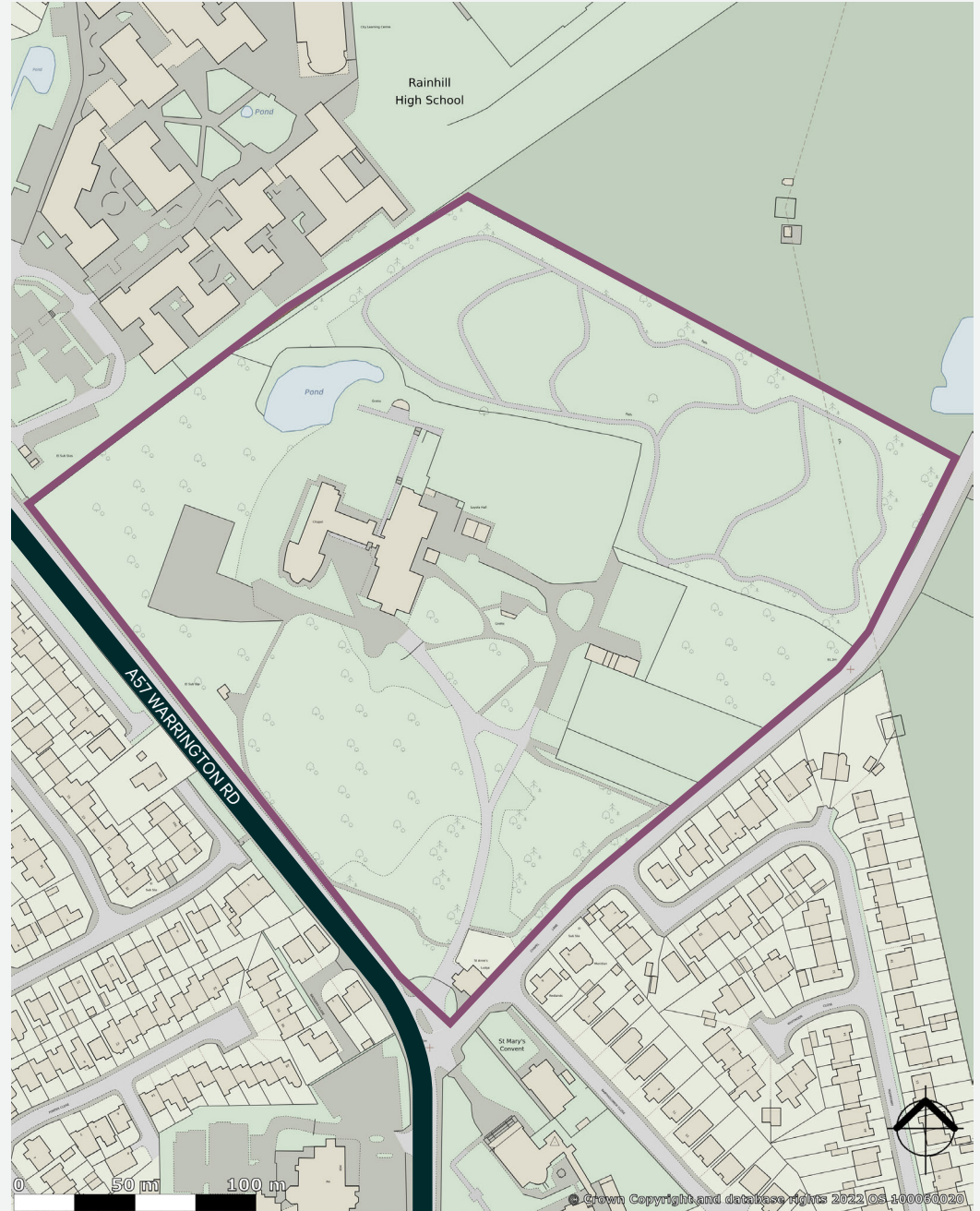


Location

Located fronting A57 Warrington Road and 1 mile to the south east of Rainhill town centre. Junction 7 of the M62 is located 0.5 miles to the south. Rainhill train station is located 1 mile to the north.

Situation

Rainhill Hall fronts Warrington Road and is accessed via an ornate gated entrance. The Property is situated on the outskirts of Rainhill overlooking farmland to the east. Surrounding land uses are dense residential dwellings to the west, Rainhill Six Form College to the north with the Ship Inn Pub, Premier Inn, Callands pre school and wider residential uses to the south.



RAINHILL HALL SITE BOUNDARY



FALLEN ANGEL SPA



BRIDAL SUITE

Description

WEDDING HALL



Rainhill Hall comprises a c.1824 two storey Grade II listed country house of painted and rendered brick and stone construction, period sash windows, elaborate porched entrance and veranda under a pitched slate and over felt roof. Connected to the main house is a 1967 constructed link detached part 2 part 3 storey with basement Property of brick construction under a part pitched tile and over felt roof together with decked roof terrace with glazed balustrade. The block comprises the Chapel, majority of the hotel bedrooms and basement spa.

The property is set within a secluded c.7 hectare / 17.25 acre estate of mature woodland and traditional gardens with lake. A large car park is located to the end of the sweeping driveway whilst two semi detached dwellings are located to the rear of the main house.

The Property was converted and developed in 2020 and 2021 into the current venue:



LUXURY HOTEL

41 ensuite suites and bedrooms (128 sleepers) across both buildings. The largest and grandest bedrooms including the bridal suite are located in the main house.



WEDDING VENUE

Roof terrace (50 covers), Chapel / function room (80 covers and a maximum of 120 guests in the evening) and external courtyard terrace with satellite bar (80 covers).



BREThERTON RESTAURANT & BAR

Fine dining restaurant (50 covers).



FALLEN ANGEL SPA

Providing a range of tailored spa days and treatments.



BACK OF HOUSE

Located to the ground floor of the main house, consisting of commercial kitchens, luggage store and staff office.



RESTAURANT



BEDROOM



TERRACE



AFTERNOON TEA

The Business

- » Nestled in the scenic suburbs of Merseyside, Rainhill Hall is a Grade II listed luxury hotel, wedding venue, spa & restaurant set in stunning woodland surroundings with extensive woodland and mature gardens.
- » Weddings are the main business generator at Rainhill Hall with a wide range of mid week and weekend wedding packages available with up to 80 day guests and a further 40 evening guests.
- » The business operations are currently being expanded to include wider stand alone hotel, restaurant, spa and event bookings.
- » Original proposals included treehouse lodges, outdoor marquees, outdoor events and dining experiences. It is expected that a new purchaser will actively pursue these additional potential revenue streams.
- » Trading accounts, trading projections and business segmentation / KPI reports are available to credible parties.



Additional Information

EPC

Property EPC is available on request.

SERVICES

We understand the property benefits from the following services: Mains drainage, gas, water, 3 phase electricity. CCTV and hotel standard fire system throughout.

RATEABLE VALUE

£423,000 with effect from July 2021. Rates Payable are in the region of £216,576 which is based on the business rates multiplier of 51.2p.

TENURE

The Property is held Freehold.

PLANNING

We understand the property is Grade II listed but is not located within a conservation area. We note the property benefits from a C1 planning consent and listed building consent for hotel and ancillary uses under planning reference P/201819/08/2020 and listed building reference P/2018/0113/LBC.

The application was approved 30th January 2018. The property has previously been utilised as offices and a religious retreat. All planning enquiries should be directed to St Helens Council particularly around alternative uses and additional development options.

TUPE

The disposal will be subject to staff TUPE transfer regulations.

VAT

The Property is elected for VAT. The transaction should qualify as a TOGC sale, providing a Purchaser is VAT registered.

LICENSES

We are advised that the hotel operates with a Premises License and a Civil Ceremonies License.

DATA ROOM

Access to the Virtual Dataroom "VDR" will be provided to interested parties to access additional due diligence documentation to

include trading performance data including Management accounts, trading forecasts, relevant survey / construction reports, detailed floor plans, accommodation schedules, planning consent documentation and any other relevant Vendor Due Diligence "VDD". Access to the VDR will be made available to prequalified parties who have executed an NDA.

PRICE

Offers are invited for the Freehold interest. In submitting a bid to purchase the property the following information is required: Purchasing entity, purchase price, offer conditions, confirmation of funding and proposed timetable for completing the purchase.

VIEWINGS

Formal accompanied viewings can be arranged through CBRE. A minimum 48 hour notice period will be required to arrange viewings given the operational nature of the Property.

Contacts

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