

LOCK & KEY

PRIME HOTEL INVESTMENT OPPORTUNITY IN THE HEART OF LIVERPOOL CITY CENTRE
LOCK & KEY HOTEL, 15-19 DUKE STREET, LIVERPOOL, L1 5AP





RECOGNISED IN THE
PRETIGIOUS SUNDAY TIMES

“100 TOP
BRITISH HOTELS”


THE SUNDAY TIMES

INVESTMENT HIGHLIGHTS



- CBRE have been exclusively mandated with the sale of Lock & Key Hotel in Liverpool city centre.
- High performing, modern boutique hotel offering 26 bedrooms and a popular bar and restaurant at ground floor level.
- Attractive Grade II listed Georgian Townhouse situated on a prime entertainment street in Liverpool city centre with occupiers include Pins Social Club and Duke Street Market.
- 12 recently refurbished and repositioned bedrooms at a cost of approximately £800,000.
- Hotel recently recognised in Sunday Times '100 Top British Hotels'
- Less than 2 minutes' walk from Liverpool One, a leading retail and entertainment destination attracting 22 million visitors a year and less than 10 minutes' walk from the Royal Albert Dock and M&S Bank Arena.
- Excellent transport links with both Liverpool Lime Street and Liverpool Central Stations within a 10-minute walk.
- Offers strong trading performance with the additional bedrooms now fully operational.



WORLD CLASS CONNECTIVITY



Lock & Key Hotel is located in Liverpool city centre, one of the largest and most popular tourist destinations. Located in the north-west of England, Liverpool is the major settlement within the Merseyside region and is surrounded by a number of towns and cities:

- MANCHESTER** — C.35 MILES EAST
- THE LAKE DISTRICT** — 60 MILES NORTH
- CHESTER & NORTH WALES** — 15 MILES SOUTH



CAR

Liverpool is served by the M62, M57 and M58 motorways providing easy access to the rest of the UK's motorway network.



AIR

Liverpool John Lennon Airport serves 70 destinations and over 5 million passengers annually to key European and North African destinations. Manchester Airport, the UK's third largest airport, serves nearly 200 destinations and over 29 million passengers in 2019 across all key international destinations including Europe, Asia, The Americas and The Middle East.



TRAIN

Liverpool Lime Street station was recently upgraded as part of a £340m railway investment in the Liverpool City Region, improving connections to other major cities. The Merseyrail network has 68 stations and 75 miles of route - of which 6.5 miles are underground carrying approximately 34 million passengers per year and forms the most heavily used urban railway network in the UK outside London.

**2 MAJOR AIRPORTS WITHIN
45 MINUTES DRIVE**

**2 HOURS JOURNEY TIME TO
LONDON AND 35 MINUTES
TO MANCHESTER**

DUKE STREET / JOHN LEWIS



LIVERPOOL ONE



SITUATION DUKE STREET

ROYAL ALBERT DOCK



DUKE STREET





LOCK & KEY HOTEL OCCUPIES A PRIME POSITION ON DUKE STREET IN THE HEART OF LIVERPOOL CITY CENTRE.

The hotel is within a short walk of all major attractions in Liverpool city centre including Liverpool One and The Royal Albert Dock along with a wide range of bars and restaurants.

DUKE STREET

Popular venues and modern entertainment spaces with popular food traders and thriving socialising places.

- 1 Pins Social Club
- 2 Duke Street Food & Drink Market
- 3 The Brunch & Cocktail Club
- 4 Down the Hatch Vegetarian Restaurant

LIVERPOOL ONE

Immediately west of the hotel is Liverpool One, which has over 170 stores, bars, restaurants and leisure experiences including:

- | | |
|-------------------|---------------------|
| 1 Odeon | 7 Roxy Ball Room |
| 2 John Lewis | 8 Zara |
| 3 Harvey Nichols | 9 Boss |
| 4 The Club House | 10 Reiss |
| 5 Zizzi | 11 & Other Stories |
| 6 Joe & The Jucie | 12 Urban Outfitters |

ROYAL ALBERT DOCK

Southwest of the hotel is the grade I listed Royal Albert Dock, one of the city's most famous landmarks and a thriving visitor destination.

- | | |
|----------------------|---------------------|
| 1 Rudy's Pizza | 6 Miller & Carter |
| 2 Gusto | 7 Maritime Museum |
| 3 The Pumphouse | 8 The Beatles Story |
| 4 Revolucion de Cuba | 9 Escape Hunt |
| 5 Rosa's Thai Cafe | 10 Costa |



THE PROPERTY





LOCK & KEY

THE PROPERTY COMPRISES A STUNNING
GRADE II LISTED GEORGIAN TOWNHOUSE
THAT IS THREE STOREYS IN HEIGHT AND
OF BRICK CONSTRUCTION IN KEEPING
WITH PROPERTIES OF THE SAME PERIOD.

15-17 Duke Street underwent a transformative refurbishment and repositioning in 2017 to provide a truly unique 14-bedroom boutique hotel. The building provides a best-in-class, contemporary specification whilst also retaining its stunning original characterful features.

Following strong trading performance, the current owners expanded the hotel operation into 19 Duke Street in 2023. The building was comprehensively repurposed at an approximate cost of £800,000, proving an additional 12 high-quality bedrooms. The expansion has exceeded trading expectations and has significantly enhanced the profitability of the hotel.

The hotel offering is also complemented by the private lounge and bar & restaurant at ground floor level. The bar & restaurant provides a vibrant offering throughout the week and is extremely popular amongst residents and members of the public.





ACCOMMODATION



26 BEDROOMS

All have been individually designed with House of Sloane creating a contemporary twist throughout the hotel. All rooms contain complimentary WiFi, Smart TV's and optional mobile door access.



3 ROOM TYPES

The hotel has 3 room types, ranging from cosy rooms to spacious rooms with the larger rooms also featuring rainfall Burlington showers, cocktail trolleys and additional living space.



CONCIERGE

On the ground floor the hotel operates a 24-hour reception with concierge services.



SPACIOUS ROOM



SPACIOUS ROOM



STANDARD ROOM



STANDARD ROOM

FOOD & BEVERAGE

On the ground floor, the popular bar & restaurant is located by the main reception. The bar has a speakeasy theme and serves food from 8am until 11pm along with a wide range of cocktails and drinks. The bar & restaurant is extremely popular amongst residents and the public and has traded exceptionally well since opening in 2017.





WELCOME TO LIVERPOOL

WORLD CLASS BUSINESS DESTINATION WITH A THRIVING AND DYNAMIC ECONOMY.

Liverpool has long been an attractive city to tourists for its world-famous music scene, rich maritime history and museums, as well as major sporting clubs and icons.



£14.9BN GDP

FASTEST GROWING
UK ECONOMY

12



RANKED 4TH

IN THE UK FOR ECONOMIC
GROWTH POTENTIAL



67MILLION

VISITORS A YEAR



£4.2BN

TOURIST SPEND
PER ANNUM

AN INCREDIBLE CITY

Liverpool is the UK's fifth largest city and the commercial and administrative capital of Merseyside. It is an integral part of the North West, the UK's second largest regional economy worth more than £14bn.

A CAPITAL OF CULTURE

World famous for its arts and culture, Liverpool is a city that dances to its own beat. Its cultural heritage was celebrated in 2008 when it was awarded the title of European Capital of Culture and the sector continues to receive significant investment. Liverpool is home to more galleries and museums than any city outside of the capital, including the Tate Liverpool and Walker Art Gallery.

From The Beatles to the oldest surviving professional symphony orchestra in the UK, Liverpool is synonymous with music and the city was declared a 'City of Music' by UNESCO in 2015. The M&S Bank Arena and adjoining Convention Centre have hosted many high-profile music events including the MTV Europe Music Awards, BBC Sports Personality of the Year and Eurovision (May 2023).

HERITAGE OF GLOBAL SIGNIFICANCE

Liverpool is steeped in maritime history with its famous waterfront and city districts which stretches along Liverpool's waterfront from Albert Dock, past The Pier Head and up to Stanley Dock, through the historic commercial districts and Ropewalks area to St George's Quarter which is home to the magnificent St George's Hall.

A DIVERSE ECONOMY

Liverpool's economy is supported by a diverse range of industries, including automotive, pharmaceutical, ports and logistics, business services, tourism and leisure. Automotive manufacturing is led by Jaguar Land Rover, a key employer in the area with a large facility at Halewood.

The ports and logistics sector was boosted in 2017 by the completion of Liverpool2, a new £400 million deep-water container terminal, elevating the city's status as the UK's central gateway and the UK's largest transatlantic port. Liverpool is the sixth most visited city in the UK and has an annual tourism spend of £4.2bn per annum. The tourism industry will be further enhanced by the new £50m cruise line terminal that is being developed as part of the transformational Liverpool Waters scheme.

WORLD-LEADING EDUCATION

With 55,000 students across four universities, Liverpool has a significant student population. The University of Liverpool is a founding member of the Russell Group and therefore attracts high calibre students and is at the forefront of innovation and research. It also has 9 Nobel Prize winners among its alumni and boasts the largest medical school in the UK.



Edge Hill
University





LIVERPOOL IS THE UK'S 5TH LARGEST CITY WITH A METRO AREA POPULATION OF 920,000



252,000 BUSINESSES LOCATED IN LIVERPOOL



FROM A BUSTLING MAJOR PORT TO EUROPEAN CAPITAL OF CULTURE



HOME TO THE 2019/2020 PREMIER LEAGUE AND 2018/2019 CHAMPIONS LEAGUE WINNERS



LIVERPOOL NAMED IN SUNDAY TIMES LIST OF BEST PLACES TO LIVE IN 2023



4 LEADING UNIVERSITIES PRODUCING 18,000 GRADUATES PER YEAR



£5BN OF PUBLIC AND PRIVATE INVESTMENT IN THE LAST DECADE



WORLD CLASS RETAIL & LEISURE - LARGEST OPEN AIR SHOPPING CENTRE WITH 170 SHOPS, BARS AND RESTAURANTS

KEY REGENERATION SCHEMES



PADDINGTON VILLAGE

£1 billion, 30 acre development project located towards the eastern edge of the city centre, within Liverpool's Knowledge Quarter. Will create 1.8m sq ft of science, tech, education and health space. The 160,000 sq ft Spine offices under Phase 1 is nearing completion.



NEW CRUISE LINER TERMINAL £50M

New cruise terminal is proposed and will boost the city's capabilities in handling the next generation of turnaround cruises, which can carry up to 3,600 passengers and is a key project to help cement the city's reputation as a tourist destination.



EVERTON STADIUM

Infill of Bramley Moore Dock for development of a new 52,000 seater stadium. To be delivered for the 2025 season.



PALL MALL BTR SCHEMES £100M+

771 BTR units are to be delivered on Pall Mall on the northern edge of Liverpool city centre. Graham completed on Pall Mall Press (336 units) in January 2024 and Nextdom Property received planning approval for 435 units in July 2023.



LIVERPOOL WATERS £5.5BN

Planning permission was granted in 2013 for approximately 2 million sq m of development space, including residential, business / offices, hotel and conference facilities. Includes a £50m new cruise terminal.



KINGS DOCK DEVELOPER PROPOSALS £100M

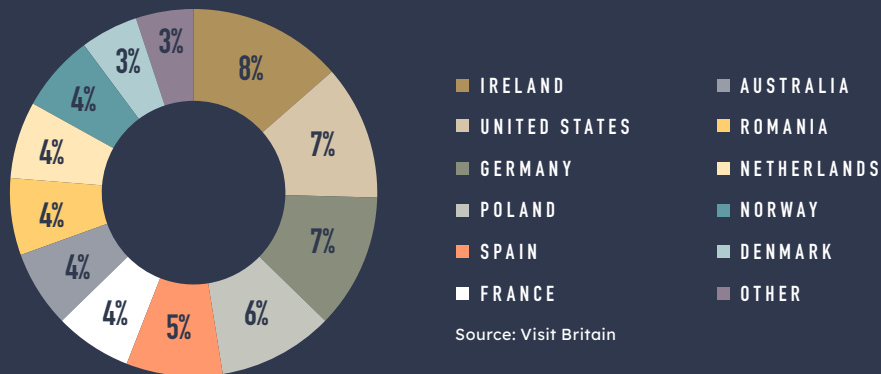
7.1 acre regeneration scheme adjacent to M&S Bank Arena and Albert Dock to accommodate hotel, Grade A office scheme, 350 apartments, ice rink, leisure scheme and multi storey car park.

TOURISM & HOTEL MARKET

Liverpool attracts an estimated 66 million visitors to the city each year, making it the 5th most popular city for international visitors and 4th for domestic visitors in 2023. The visitor economy for the city region is now worth over £5bn, surpassing pre-pandemic levels from 2019.

International tourism in Liverpool has increased significantly in recent years, with Ireland, USA and Germany being top feeder markets for the city, accounting for 8.00% and 7.00% of international tourism into the city respectively.

KEY FEEDER MARKETS



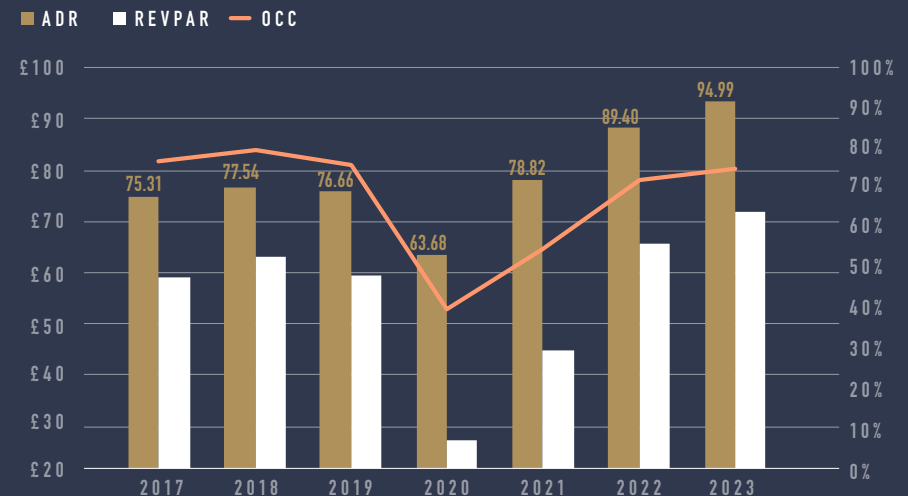
The transformative growth in the city's demand drivers has underpinned significant growth in visitor numbers and overnight stays over the last decade. The number of overnight visitors has risen to 5.83m in 2023, overtaking the 2019 figure of 5.4m showcasing the continued attraction of Liverpool as a tourist destination. In the first 6 months of 2023, 934,000 hotel rooms were sold in the city centre alone – the strongest sales in 5 years.

Liverpool's popularity has grown on the global stage with the United States, Ireland, Poland and Germany together accounting for 43% of all visitors. As one of the few cities in the world capable of accepting large cruise liners, Liverpool Port is able to welcome tourists travelling on major cruise liners such as the Grand Princess and the Queen Elizabeth 2, both of whom have capacity for over 1,000 passengers.

A DIVERSE ECONOMY

Liverpool has a strong performing hotel market, benefitting from a good mix of commercial and leisure demand drivers supporting high levels of annual occupancy.

Hotel operating performance has continued to rebound since the Covid pandemic with occupancy increasing to 76.3% in 2023 which is close to reaching pre-pandemic levels. However, strong ADR growth of 26% over the last 6 years means that RevPAR is comfortably above pre-pandemic levels whilst the city outperforms Birmingham, Leeds, Newcastle and Birmingham in both ADR and RevPAR.



FURTHER INFORMATION

TITLE

The land and buildings known as 15-17 Duke Street are held Freehold under two titles, LA217453 and MS3738.

The land and buildings known as 19 Duke Street is held Long Leasehold. The Freeholder is Frenson Limited and the passing rent is £40,000 on a 35 year lease expiring on 27 September 2057 (with an option to extend for up to a further 35 years, subject to a minimum of 10 additional years).

GUIDE PRICE

Offers invited.

SERVICES

The hotel is connected to all mains services.

PLANNING

In relation to 15-17 Duke Street, planning was obtained on 26 April 2017 for a change of use to Hotel with ground floor café/bar including a dormer roof extension to the rear (17F/0254). In relation to 19 Duke Street, planning was obtained on 15 July 2020 to refurbish and convert to a hotel providing an additional 12 bedrooms, plant and storage rooms in the basement and additional back of house space (20/0893).

TUPE

The purchaser will be required to comply with the relevant legislation in respect of current employees.

LICENSES

The Hotel has a Premises License.

EPC

The property has an Energy Performance Rating of B45.

RATEABLE VALUE

The rateable value for the Lock & Key Hotel is £22,500 per annum and the rateable value for the ground floor bar and restaurant is £37,500 per annum.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

DATA ROOM

Please contact a member of the CBRE sales team for data room access.



CONTACT

VIEWINGS

Strictly by prior agreement with CBRE, the sole retained agents.

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CBRE

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