

# KABANNAS



## KABANNAS LIVERPOOL

*27 Mathew Street,  
Liverpool, L2 6RE*

Freehold: Offers in excess of £4,500,000



## KABANNAS NEWCASTLE

*17 Carlol Square,  
Newcastle upon Tyne, NE1 6UQ*

Leasehold: Offers in excess of £3,000,000

*Available individually or as a package*



**CHRISTIE & CO**

# Prime City Centre Hybrid Hotel



GIA: 2,674sqm



EPC Rating: C-67



Tenure: Freehold

## PROPERTY OVERVIEW

Kabannas Liverpool is a stylish, contemporary 48-bedroom hybrid hotel offering 216 bed spaces across a range of flexible room formats. Positioned in the heart of Liverpool's vibrant Cavern Quarter, this property combines accommodation with a dynamic food and beverage offering, making it one of the city's most distinctive hospitality assets.

# KABANNAS LIVERPOOL

27 Mathew Street, Liverpool, L2 6RE





## MARKET POSITIONING

The property is a stylish, comfortable hybrid hotel in a superb central location offering a range of ultra-affordable accommodable to meet all price points.

- Both bed and bar product have seen significant investment that has delivered a stylish and welcoming offering in the heart of vibrant Mathew Street.
- 2025 Business mix was 24% Group and 76% FIT in revenue terms. Group will continue to strengthen in 2026.
- Core Group vertical markets are international inbound Tour Operator and Educational groups mid-week and Stag, Sport and Social groups at the weekend.
- FIT demand is consistently high in Liverpool with domestic and international leisure guests
- The basement level works well for educational groups mid-week to have their own meal & social space. Kabin Liverpool has a strong local following alongside providing inhouse guests with a base for their evening celebrations.

## 2025 RESULTS

 **24%** Groups

 **16%** FIT Direct

 **60%** FIT Indirect

  
**67%** Bed Occupancy

  
**£21.10**  
YTD Average Bed Rate

  
**32%** Revenue from Ancillary

### STR

- 2025 STR saw an RGI of 137.8, +10.6% to 2024.
- The hybrid room pivot and deeper group base are instrumental to the growth vs the competitive set.

### Lean Operational Model

- Tight staffing model supported by heavy adoption of technology

## KEY PILLARS TO THE PROPERTY

There are three key pillars to the delivery to successful delivery of the performance and they are central location - hybrid flexible room formats- great F&B and connections

**1**

### Central Location

- Close to Liverpool Lime Street station and accessible to John Lennon Airport for inbound travellers.
- The Beatles Experience is next door and Albert Dock just a short walk away.

**2**

### Hybrid Bed & Room Types

- A variety of bed and room types are attractive to FIT and Group guests alike.
- The 2024 renovation focused on delivering hybrid rooms, a room with a set of bunks and either two twin beds or a double bed, these rooms can be sold to groups, couples or solo travellers enabling nimble revenue and inventory management.

**3**

### F&B - Social Connections

- Staying in Kabannas Liverpool provides an opportunity to meet new people and share experiences with others.
- The Kabin F&B offering in Liverpool turns high footfall on Mathew Street into all-day, while a private karaoke room, interactive darts lane and retro arcade machines monetise groups and upsell time-boxed packages.

**7.8/10**

Booking.com

**4.1/5**

Tripadvisor

**4.0/5**

Google

**8.9/10**

Hostelworld

**8.3/10**

Agoda

**8/10**

Hotels.com

**8/10**

Expedia


**32**

2025 NPS YTD

## RATINGS/REVIEWS

### Kabin Liverpool

5.0 ★★★★★ 73 Google reviews ⓘ · £10-20 · Bar · Open ⋮



Guests who stayed here loved

"Central hotel,the room was clean and tidy,all staff friendly and courteous."

< >

**A** Andrew 🇬🇧 United Kingdom

Guests who stayed here loved

"Central to shops and restaurants. Great sized room and clean."

< >

**H** Helena 🇬🇧 United Kingdom

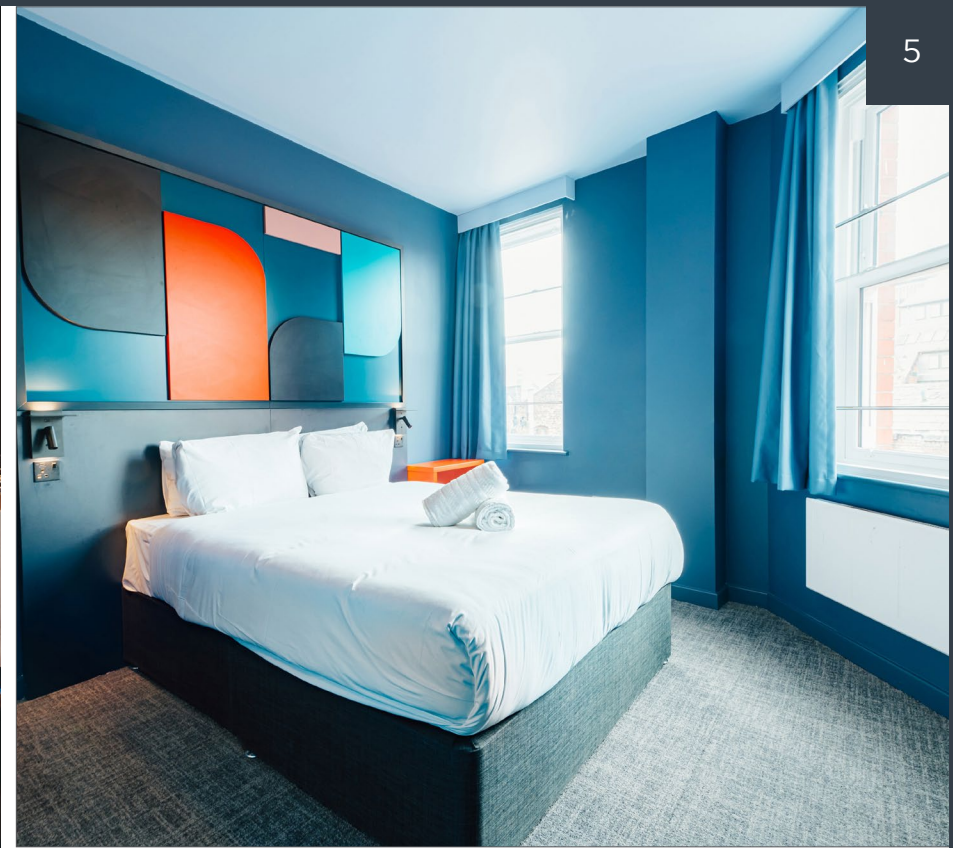
Guests who stayed here loved

"Excellent value for money  
Comfortable beds  
Clean  
Great shower"

< >

**H** Hannahwils 🇬🇧 United Kingdom





## KEY INVESTMENT HIGHLIGHTS



Contemporary 48-bedroom hostel providing 216 bed spaces



Large bar benefitting from significant frontage on a popular leisure circuit



Prime corner location on Mathew Street in the heart of Liverpool city centre



Renowned for its cultural heritage, Liverpool attracts domestic & international overnight visitors.



Excellent connectivity to both Liverpool Lime Street railway station and Liverpool Airport



## LOCATION

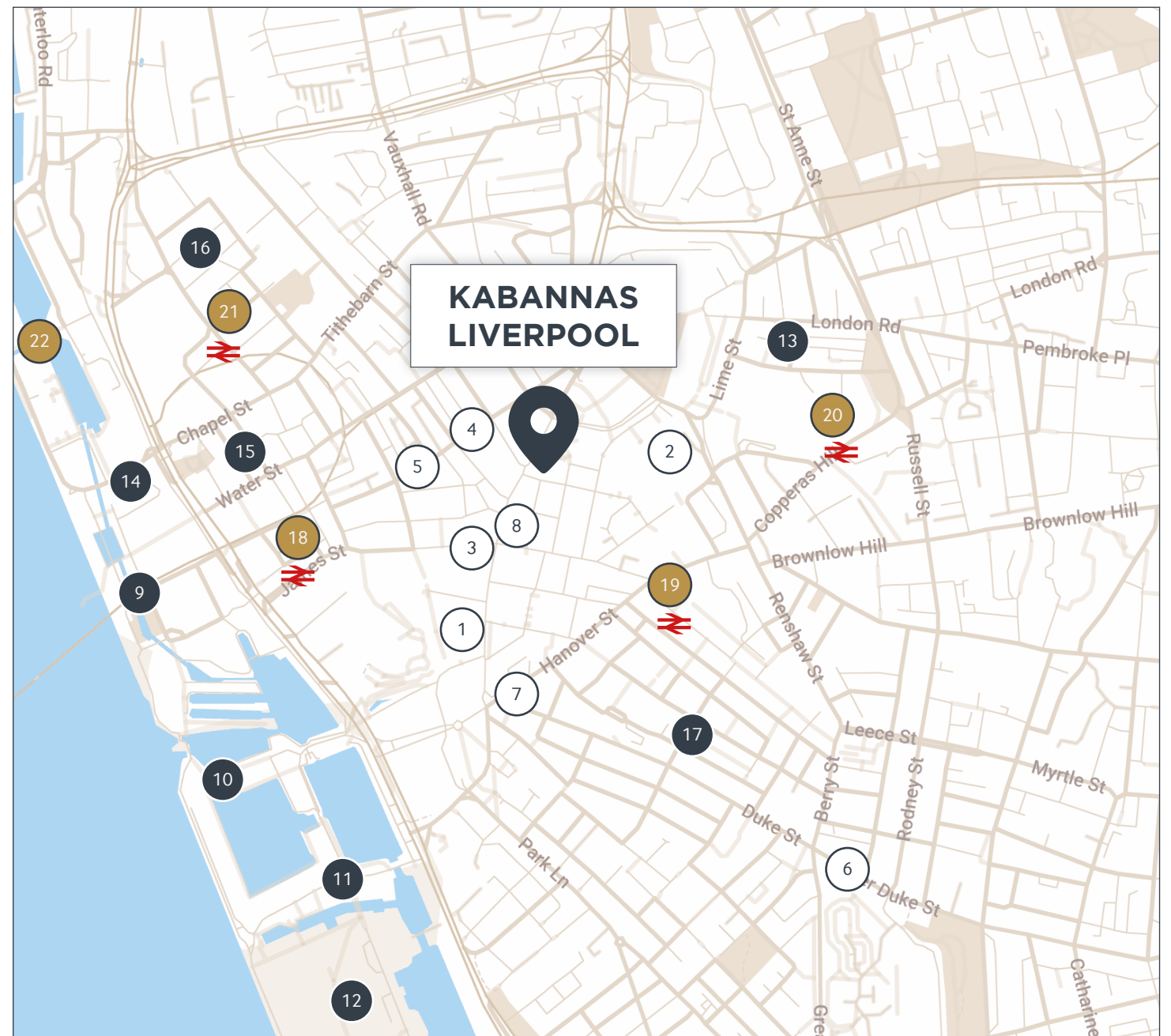
The Hotel occupies a prominent, corner location at the junction of the well-known Mathew Street and Stanley Street, in the heart of Liverpool City Centre. Located in the city's famous Cavern Quarter, the area is known for its esteemed nightlife, the Eleanor Rigby statue and the Cavern Club, where the Beatles and Cilla Black played in their early careers, alongside an established leisure offering with restaurants and bars.

The Property's core city centre location provides excellent proximity to the city's key attractions, including Liverpool's waterfront, The Royal Albert Dock and Liverpool One which is the UK's largest open air shopping centre and ninth largest globally. Situated approximately 0.1 miles (0.2 km) from the Property, the centre boasts over 170 shops, bars and restaurants. The M&S Bank Arena and ACC Liverpool are also located approximately 0.7 miles (1.1 km) walk along the waterfront whilst Liverpool's Ferry and Cruise Terminals are all situated within a 0.5 mile (0.8 km) walk.

- RETAIL & LEISURE**
- 1. Liverpool One
  - 2. St Johns Shopping Centre
  - 3. Church & Lord Street
  - 4. Mathew Street
  - 5. The Cavern Club
  - 6. China Town
  - 7. Hanover Street
  - 8. Williamson Square

- KEY ATTRACTIONS**
- 9. The Beatles Pier head
  - 10. Tate Liverpool
  - 11. Royal Albert Dock
  - 12. M&S Bank Arena & ACC Liverpool
  - 13. St Georges Quarter
  - 14. Titanic Memorial
  - 15. Liverpool Town Hall
  - 16. Central Business District
  - 17. Ropewalks

- TRANSPORT**
- 18. James Street Station
  - 19. Liverpool Central Station
  - 20. Liverpool Lime Street Station
  - 21. Moorfields Station
  - 22. Cruise Terminal



## PROPERTY DESCRIPTION

The Hotel serves as one of the city's largest hybrid hotels comprising 216 bedspaces across 48 bedrooms, alongside a multi-level bar/restaurant with excellent socialising space, separate guest lounge and ancillary back of house facilities.

Originally used as a retail store, the converted hotel spans across two buildings and is arranged over seven floors comprising a lower basement, basement, ground and four upper floors. The Property benefits from a main entrance from the popular Mathew Street and a secondary entrance from Stanley Street for hotel guests.



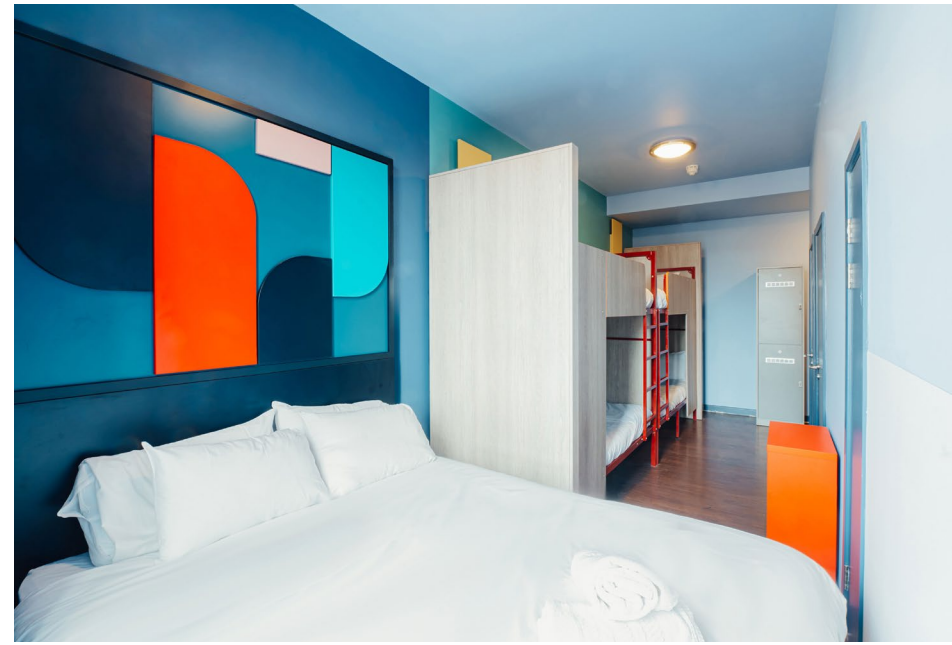
## ACCOMMODATION

The Hotel has undergone significant refurbishment and provides a variety of bedroom types to cater for a range of guest needs, including double and twin bedrooms, hybrid rooms that sleep four and twelve dorm style rooms with 4 -10 bed bunks, all en suite.

All rooms provide en suite facilities with free Wi-Fi, USB power points, reading lights and a number of rooms provide TV's and individual guest lockers.

*A BREAKDOWN OF THE ROOM SCHEDULE IS BELOW:*

Room Type	Number of Rooms
Double Room	4
Hybrid Room (sleeps 4)	22
Hybrid Room (sleeps 6)	10
Dormitory Rooms	12





## FOOD & BEVERAGE

Kabin in Liverpool turns high footfall on Mathew Street into all-day, while a private karaoke room, interactive darts lane and retro arcade machines monetise groups and upsell time-boxed packages.

Dayparts flex from breakfast and casual daytime dining to pre-game energy and late social, keeping dwell time high and the staffing model required is lean. It's a distinctive, bookable experience that attracts locals as well as in-house guests, creating repeatable event revenue and strong ancillary capture.

The multiple spaces set over three areas allows for strong private hire and event booking stream without impacting on the overall operation.

## RECENT INVESTMENT

- £630,000 refurbishment in 2024
- Upgraded rooms, windows, and new F&B zones
- Significant year on year growth in F&B revenue



## THE OPPORTUNITY

Kabannas Liverpool represents a rare chance to acquire a high-performing hospitality asset in one of the UK's most vibrant cities. Kabannas is currently running at a 76% bed occupancy, with average bed rate of £21.15, and 32% of revenue from food and beverage.

Kabannas Liverpool offers a high-growth platform with strong group and independent traveller demand, a lean operational model, and scalable revenue streams. Positioned in one of the UK's most visited cities, this asset is ideal for investors seeking a profitable hospitality business in a prime location. Alternatively, should someone be looking for a hotel with a strong bar and restaurant offering within a prime central city location, Kabannas can be easily repositioned to take full advantage of that market, especially given its prime location in Liverpool's Cavern Quarter, a globally recognized leisure destination with year-round demand.

This property offers a proven business model, strong brand positioning and significant upside potential, making it an ideal acquisition for investors seeking high returns in a thriving market. A genuine rare opportunity to acquire a landmark hospitality asset in Liverpool's most iconic district.



## TENURE & EPC

Freehold

The EPC rating is C (67).

## CONTACTS



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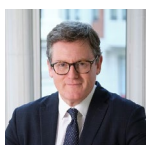


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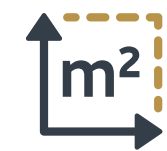
#### CUSTOMER DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same.

Please note, all images used in this Information Memorandum is for design intent only.



# Prime City Centre Hybrid Hotel



GIA: 2,610sqm



EPC Rating: D-92



Tenure: Long leasehold title - expiry 22 March 2157 - peppercorn rent

## PROPERTY OVERVIEW

Kabannas Newcastle represents a rare opportunity to acquire a contemporary, hybrid hotel in the heart of Newcastle city centre. This stylish, recently refurbished 52-room hybrid hotel offers 233 bed spaces across flexible formats combined with vibrant food and beverage facilities, delivering strong revenue growth and a scalable operational model.



# KABANNAS NEWCASTLE

17 Carlol Square, Newcastle upon Tyne, NE1 6UQ




## MARKET POSITIONING


The property is a stylish, comfortable hybrid hotel in a superb central location offering a range of ultra-affordable accommodable to meet all price points

- Bedroom product has benefitted from an extensive renovation in 2024 introducing hybrid rooms providing affordable, high quality accommodation to Group and FIT guests alike.
- 2025 Business mix was 17% Group and 83% FIT in revenue terms. Group will continue to strengthen in 2026.
- Core Group vertical markets are international inbound Tour Operator and Educational groups mid-week and Stag, Sport and Social groups at the weekend.
- Leisure FIT demand is predominantly seen at weekends
- The open sports bar is a multi-use space, used for breakfast and group evening meals as well as celebratory stag groups at the weekend and has a local following alongside providing inhouse guests with a base for their evening celebrations.

## 2025 RESULTS

 **17%** Groups

 **21%** FIT Direct

 **62%** FIT Indirect

 **60%** Bed Occupancy

 **£17.65** Average Bed Rate

 **30%** Revenue from Ancillary

**STR**

- 2025 STR saw an RGI of 109.7 +20.7% to 2024
- Hybrid room pivot and deeper group base are instrumental to the growth vs the competitive set.

**Lean Operational Model**

- Tight staffing model supported by heavy adoption of technology

## KEY PILLARS TO THE PROPERTY

There are three key pillars to the delivery to successful delivery of the performance and they are central location - hybrid flexible room formats- great F&B and connections

**1**

### Central Location

- Close to Newcastle Central station and accessible to Newcastle airport via the Metro.
- The property is walking distance of shops, restaurants and many of the city's tourist attractions. Easy coach drop off makes it attractive to groups.

**2**

### Hybrid Bed & Room Types

- A variety of bed and room types are attractive to FIT and Group guests alike.
- The 2024 renovation focused on delivering hybrid rooms, a room with a set of bunks and either two twin beds or a double bed, these rooms can be sold to groups, couples or solo travellers enabling nimble revenue and inventory management.

**3**

### F&B - Social Connections

- Staying in Kabannas Newcastle provides an opportunity to meet new people and share experiences with others
- In Newcastle, Kabin anchors the ground floor with sports, live music and social gaming, converting pre-nightlife energy into steady rounds and sharable food.

**8.1/10**

Booking.com

**4.2/5**

Tripadvisor

**4.2/5**

Google

**8.9/10**

Hostelworld

**8.4/10**

Agoda

**8/10**

Hotels.com

**8/10**

Expedia

**34**

2025 NPS YTD

## RATINGS/REVIEWS

**Kabin Newcastle**  
 5.0 ★★★★★ 194 Google reviews ⓘ · £10–20 · Bar · Open ⋮

Guests who stayed here loved

"Good vibe in reception area, free tea/ coffee facilities. Really comfy bed"

< >

**T** Trish 🇬🇧 United Kingdom

Guests who stayed here loved

"Great value and decent facilities in central location. My son and I had a private room, which was spacious and ideal for our short stay."

< >

**H** Heidi 🇬🇧 United Kingdom

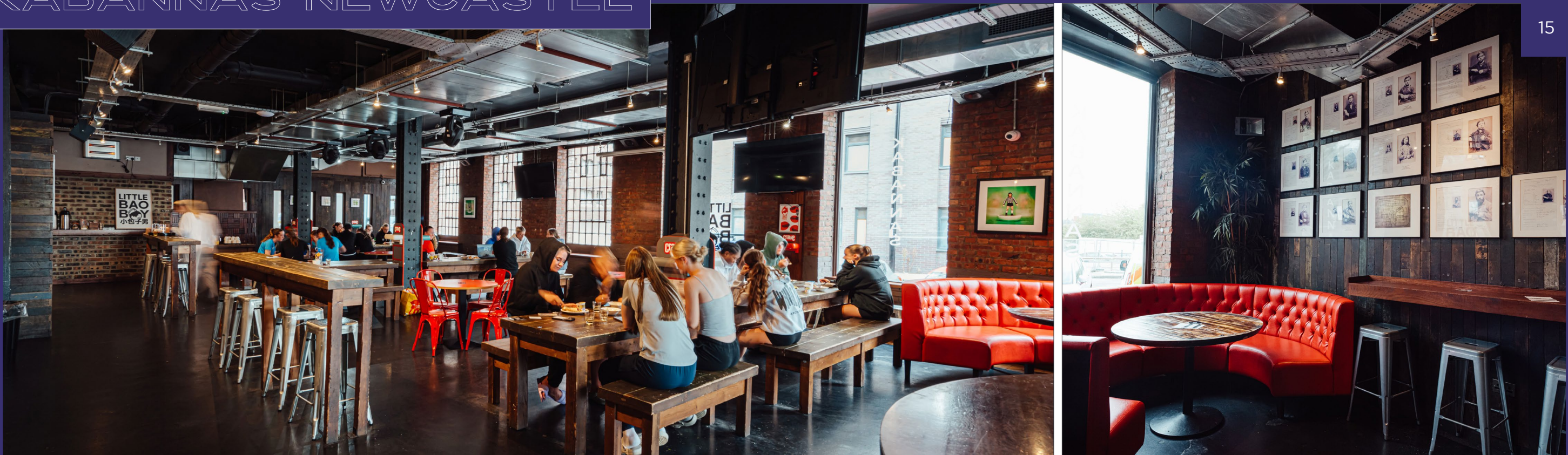
Guests who stayed here loved

"Cleanliness  
 Strong wifi  
 Good location  
 Friendly staff"

< >

**Ha** 🇪🇸 Spain





## KEY INVESTMENT HIGHLIGHTS



52 bedrooms / 233 bed spaces across hybrid, dorm, and private rooms



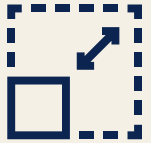
Large open plan ground floor bar offering excellent facilities



City centre location in an area of substantial development



Located in a popular tourist city with many cultural and sporting attractions



Recent £250,000 refurbishment (2024) introducing hybrid room formats

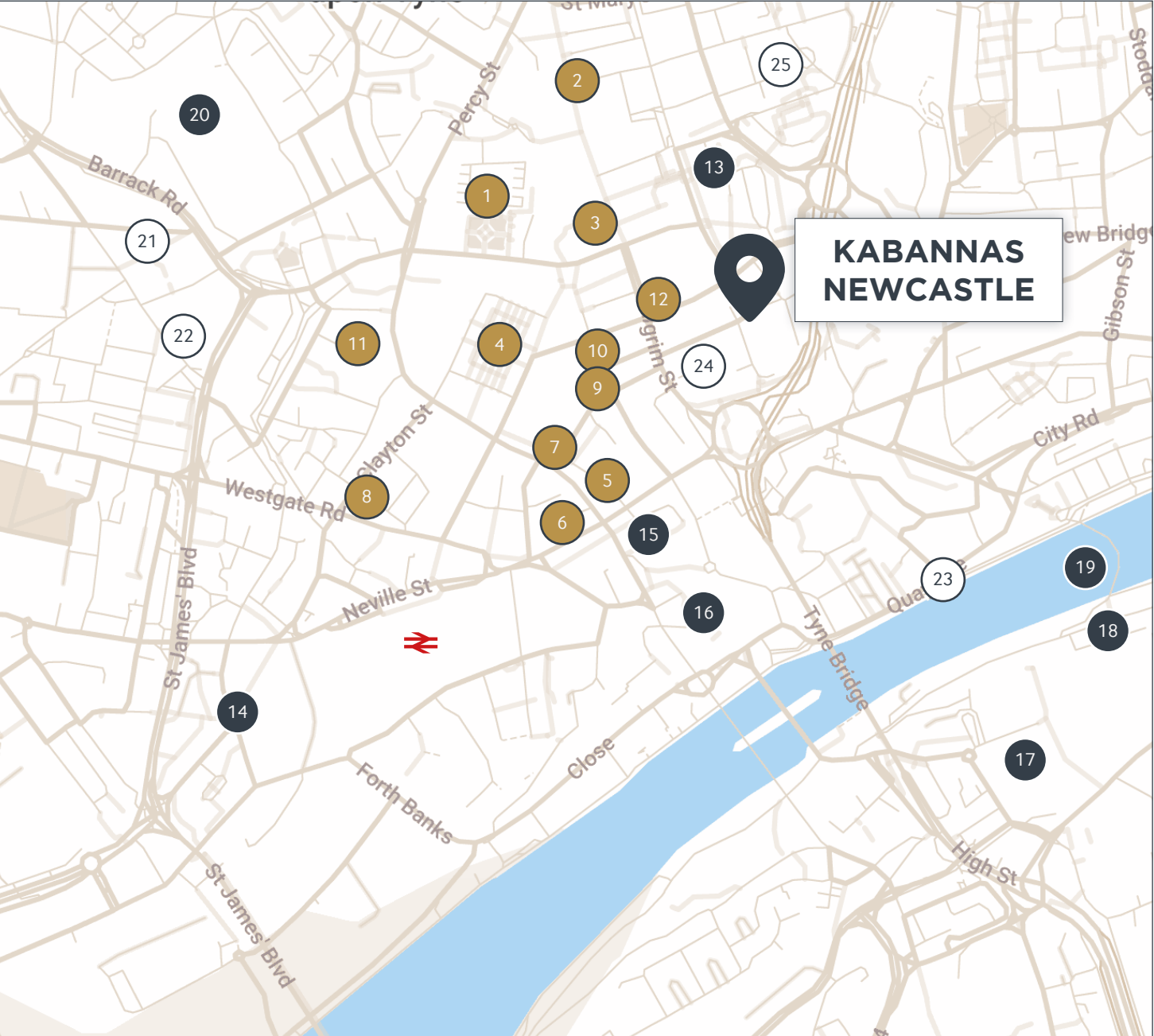


## LOCATION

Situated at Carliol Square, Kabannas Newcastle enjoys a prime city centre position, located very close to The Eldon Square Shopping Centre (Newcastle’s main shopping centre) and Grey’s Quarter. The property is within walking distance of Newcastle’s Quayside, cultural attractions, and nightlife, making it highly attractive to both leisure and group markets.

There are extensive property developments within the immediate vicinity in this area of Newcastle city centre, these include the new Stack leisure development (now open) and new HMRC offices (in development). In addition, there is a new office building in the process of being built 100 yards from Kabannas and the ‘Pilgrim Street’ area of the city has other leisure and office projects ongoing. The area of the city that Kabannas is located in is becoming more popular and attracting an increased number of tourists and office staff.

<p><b>RETAIL &amp; LEISURE</b></p> <ul style="list-style-type: none"> <li>1. Eldon Square Shopping Centre</li> <li>2. Northumberland Street</li> <li>3. Monument Mall</li> <li>4. Grainger Market</li> <li>5. Nightclubs</li> <li>6. Collingwood Street “The Diamond Strip”</li> <li>7. The Bigg Market</li> <li>8. NX Newcastle</li> <li>9. Everyman Cinema</li> <li>10. Grey Street</li> <li>11. The Gate</li> <li>12. Shipping Container Leisure Venue</li> </ul>	<p><b>ARTS, CULTURE, SPORT</b></p> <ul style="list-style-type: none"> <li>13. Laing Art Gallery</li> <li>14. Centre for Life</li> <li>15. Newcastle Cathedral</li> <li>16. Newcastle Castle &amp; The Black Gate</li> <li>17. Sage Gateshead</li> <li>18. The Baltic Centre for Contemporary Art</li> <li>19. Gateshead Millennium Bridge</li> <li>20. St James’ Park</li> </ul>	<p><b>PLACE</b></p> <ul style="list-style-type: none"> <li>21. Newcastle University Campus</li> <li>22. Newcastle Helix</li> <li>23. Newcastle Quayside &amp; Marina</li> <li>24. Pilgrim Place</li> <li>25. Northumbria University Campus</li> </ul>
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## PROPERTY DESCRIPTION

The Hotel serves as one of the city's largest hybrid hotels comprising 233 bedspaces across 52 bedrooms, alongside a large open plan bar with excellent facilities.

The hotel spans basement, ground and three upper floors featuring reception and guest lounge on the ground floor, separate bar entrance ensuring strong street presence, a full commercial kitchen and back-of-house facilities.



## ACCOMMODATION

The Hotel has undergone significant refurbishment and provides a variety of bedroom types to cater for a range of guest needs, including double and twin bedrooms, hybrid rooms that sleep four-six and 16 dorm style rooms with 4-14 bed bunks, all en suite.

All rooms provide en suite facilities with free Wi-Fi, USB power points, reading lights, and a number of rooms provide TV's and individual guest lockers.

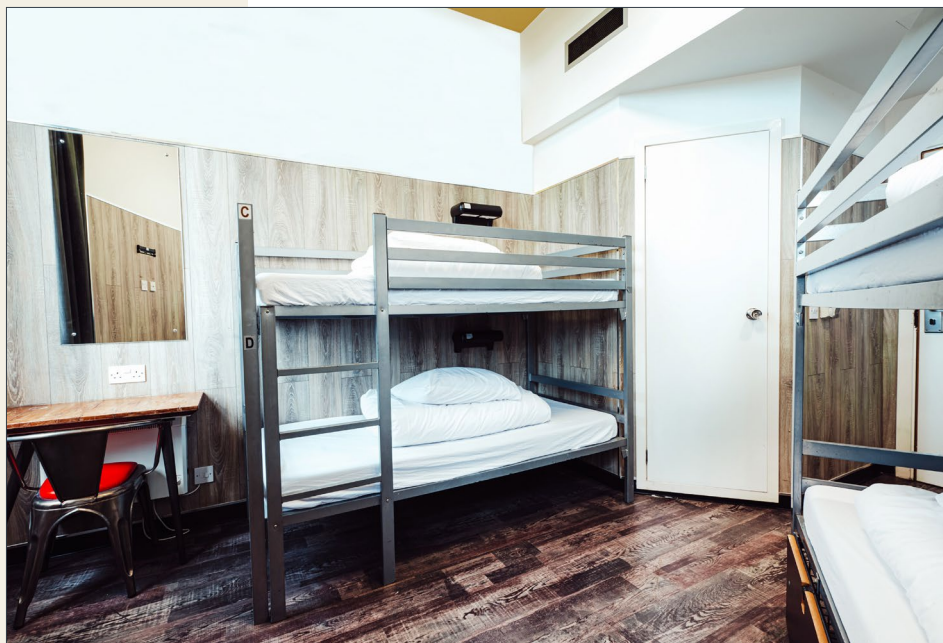
*A BREAKDOWN OF THE ROOM SCHEDULE IS BELOW:*

Room Type	Number of Rooms
Single Room	2
Double Room	3
Hybrid Room (sleeps 4-6)	31
Dormitory Rooms	16

**Total** **52**

**Hybrid Rooms**  
30 are 4 bed, one is a 6 bed

**Dorms**  
Two 14 bed, one 10 bed, six 6 bed, seven 4 bed





## FOOD & BEVERAGE

The Kabin Bar is located on the ground floor and offers sports, live music, and social gaming. Its simple, scalable concept drives wet-led revenue, attracting both in-house guests and external trade. The Kabin Bar has excellent scope to develop trade, with the opening of The Stack leisure complex and Fire Station Bars close by, there is a licensed circuit developing in the immediate area which a new owner may be able to take advantage of.

## RECENT INVESTMENT

- £250,000 refurbishment in 2024
- Full upgrade of all rooms, fixtures, and fittings
- Installation of new boiler



## THE OPPORTUNITY

Kabannas in Newcastle represents a rare opportunity to purchase a large building in area of Newcastle city centre which is undergoing significant investment. The accommodation offer at Kabannas is split into private 'normal' hotel rooms, hybrid rooms and dorm rooms. The business will appeal to those buyers looking for bedroom presence in Newcastle city centre, looking to buy a 'hotel' and also those buyers looking for a hostel/multi room occupancy opportunity. The building offers a lot of flexibility in terms of a trading operation. The food & beverage part of the business has significant scope for development under new ownership. This excellent space could possibly be leased to a third party also.



## TENURE & EPC

Leasehold: Expiry 2157 (peppercorn rent)

EPC Rating: D (92)

## CONTACTS



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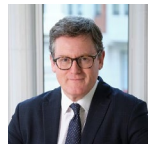


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