



## 30 JAMES STREET 'HOME OF THE TITANIC'

**Liverpool L2 0NJ**

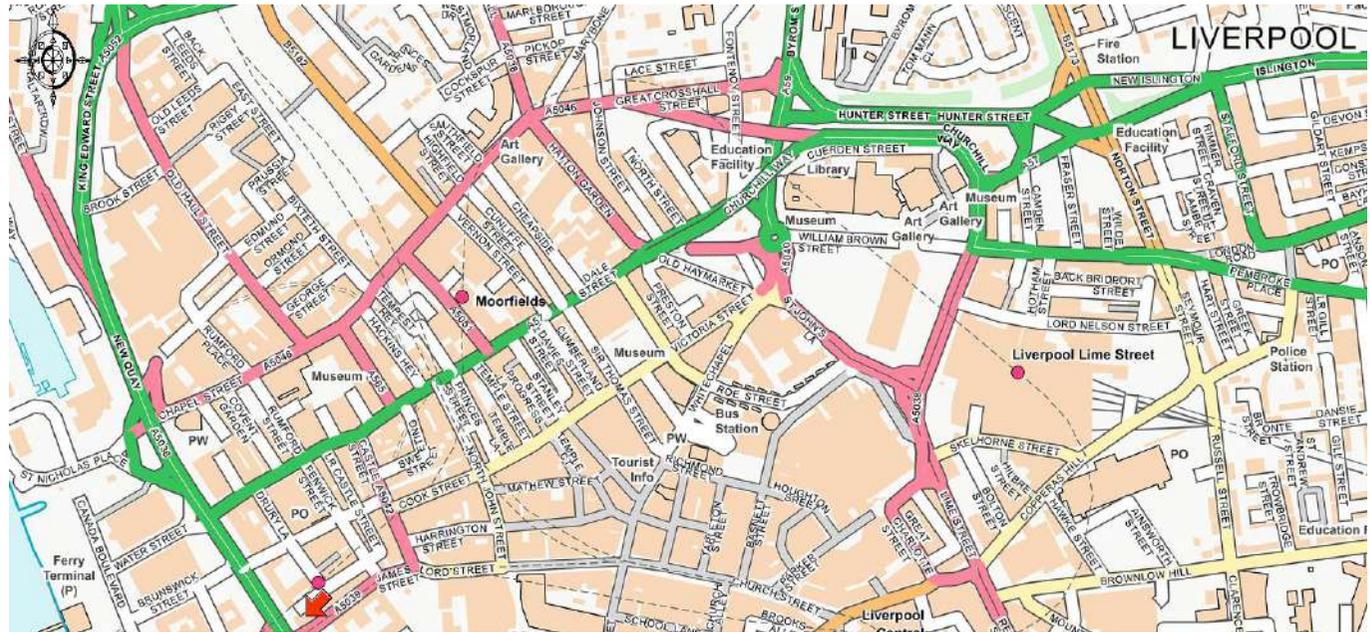
Grade II\* Listed 63 bedroom hotel with rooftop terrace bar and restaurant overlooking the River Mersey, grand hall events space and spa treatment facilities with swimming pool.



## EXECUTIVE SUMMARY

An attractive Grade II\* Listed historic hotel situated in a prime position in Liverpool city centre with views of the Mersey River and Three Graces. The building sits within the historic UNESCO World Heritage Site Waterfront area. The hotel comprises 63 bedrooms, many of them with a nautical theme, rooftop terrace bar and restaurant, grand hall events space and spa treatment facilities with swimming pool.

- Historic Grade II\* Listed hotel in a prominent location fronting the Three Graces
- 63 nautical themed bedrooms with 175 beds
- Carpathia Champagne Bar & Restaurant located on the top floor with outdoor terraces providing stunning views of the Mersey River and the Three Graces
- The rooftop restaurant and bar provides 104 covers with further capacity for 80 guests on the external balconies
- Large wedding and conference space for 150 seated (wedding format), 170 seated (theatre style) and 260 standing
- Spa treatment facilities



## LOCATION

Liverpool is a popular city, full of rich history and culture. It's home to a six-area UNESCO World Heritage Site containing the iconic Three Graces: the Royal Liver Building, the Cunard Building and Port of Liverpool Building.

Liverpool is the fifth most visited city in the UK attracting over 62 million visitors annually and was voted as the UK's third most popular destination in Trip Advisors 2019 Traveller's Choice awards. The city hosts a range of major sporting events including the Grand National and benefits from two established Premier League football clubs.

As a popular leisure destination Liverpool has a range of events venues including the M&S Bank Arena, the Royal Court and Empire Theatres. Also located along the river frontage is the ACC Liverpool, a world class multipurpose convention and exhibition centre.

The city also benefits from its proximity to a number of world renowned golf links courses including two venues which regularly host The Open Championship.

30 James Street is situated in a historic location in Liverpool, the property fronts The Strand (A5036) and benefits from excellent transportation links. The M62 and M57 are located less than 7 miles from the property and provide access to the wider motorway network.

Liverpool Lime Street is approximately 0.7 miles to the north east of the property. James St understation is next door (which connects directly into Lime St). The station is well connected with regular services to Manchester Oxford Road, London Euston, Newcastle and Chester.

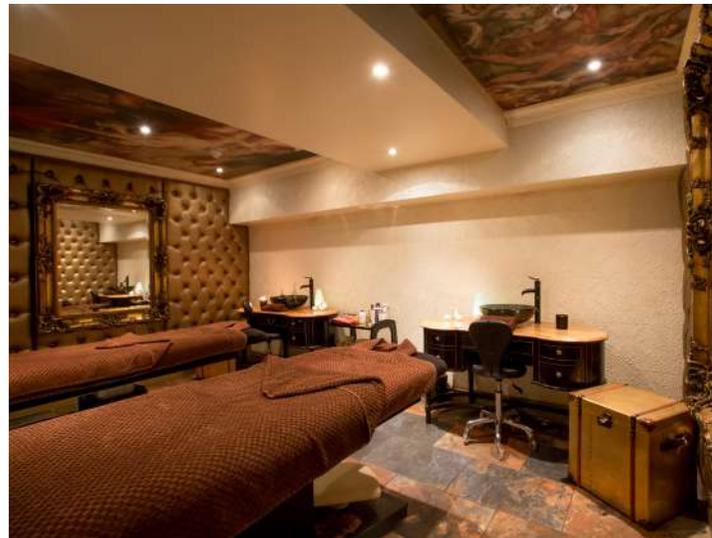
James Street train station is located adjacent to 30 James Street and connects directly to Liverpool Lime Street.

Liverpool John Lennon Airport is a gateway for the City Region, the North West and North Wales. Flights are provided to over 70 destinations in the UK and across Europe, handling over 5.1 million passengers per year.

## ACCOMMODATION

The iconic Grade II\* Listed hotel occupies the former offices of White Star Line who were famed for their fleet of Olympic class liners including RMS Titanic. The bedrooms at 30 James Street are designed on a nautical theme, and comprise a number of 1, 2, 3, 4 and 10 beds. Each room benefits from dining areas, complimentary WiFi and Jacuzzi baths with a number having kitchenettes.

ROOM TYPE	NUMBER OF ROOMS	BEDS PER ROOM	SLEEPERS PER ROOM	TOTAL NUMBER OF SLEEPERS
Cabin	5	2-4	4-8	28
Junior Suite	6	3	5	30
Luxury Double	20	2-3	3-5	81
Presidential	1	3	6	6
Quarter	18	2-4	4-6	101
Superior Double	12	1-3	2-5	43
Morgans	1	10	20	20
<b>Total</b>	<b>63</b>			<b>309</b>



## EVENTS AND CONFERENCES

The White Star Grand Hall was originally operated as a first class lounge and ticketing area for the White Star Shipping Company. The function room has been extensively restored to a high quality finish, seating between 150 and 170 people.



## FOOD AND BEVERAGE

The Carpathia Champagne Bar & Restaurant is located on the 7th floor and provides scenic views across the Three Graces. Named after the sister ship to the Titanic, Carpathia, the restaurant seats 104 people with further capacity for 80 guests on the external balconies. Due to popularity, the restaurant is being expanded to increase the number of covers.





## GUIDE PRICE

Offers invited.

## TENURE

The property is held freehold.

## EPC

EPC Rating B 49.

## TUPE

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

## BPRA

Terms to exit the BPRA LLP have been agreed at a fixed price. The property will be sold without any outstanding charges.

## RATEABLE VALUE

The hotel has a rateable value of £410,000.

## 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.

## CONTACT

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