



The Duke Street Boutique Hotel

181-185 Duke Street, Liverpool, L1 4JX

Freehold £2,250,000 | Ref: 5646798

KEY HIGHLIGHTS



Purpose built boutique hotel



30 en suite letting rooms



Liverpool city centre location



Limited service, low maintenance



Business ceased trading



Presented in good condition





DESCRIPTION

The Duke Street Boutique Hotel is a purpose-built limited-service hotel of modern construction laid out over lower ground floor, ground floor and three upper floors.

The hotel provides accommodation within 30 letting bedrooms, three of which have direct access to a courtyard seating area on the lower ground.

On the instructions of the Joint Administrators of Duke Street Property Holdings Limited, Edward Gee and Daniel Richardson, of CG Recovery Limited.

LOCATION

 181-185 Duke Street, Liverpool, L1 4JX

The Duke Street Boutique Hotel is located within Liverpool city centre, with a frontage to Duke Street, a principal arterial thoroughfare through Ropeworks to the south of Liverpool city centre. The hotel is within metres of Chinatown, the bohemian heart of the city.

Popular points of interest near the property include Liverpool Echo Arena and Liverpool One, the UK's fifth largest shopping centre, comprising 42 acres of land in the city centre with additional leisure facilities.

Liverpool Central railway and Liverpool Lime Street railway station are situated approximately 0.3 miles and 0.5 miles respectively to the north of the property.





INTERNAL DETAILS

Upon entry via the main entrance on Duke Street are stairs and a separate stair lift that take you to the main reception. The reception area includes a toilet which can be easily converted to additional bedroom stock. There is a guest lift in the property, serving all floors. When the hotel was in operation there was no food and beverage facilities on-site and therefore no further public areas. The hotel is air conditioned throughout.



LETTING ACCOMMODATION

The hotel provides accommodation within 30 letting bedrooms over five floors, ranging in sizes from 12 sq.m to 17.5 sq.m.

Each bedroom is centrally heated and has a private bathroom, free standing furniture and contemporary styled furnishings, television, WiFi, tea and coffee making facilities and smoke detector.

Each bathroom has a tiled floor and fully tiled walls and contains a shower, wash-basin, WC, towel rail and shaver socket.



The configuration of the letting rooms is as follows:

Floor	Rooms
Lower Ground	6
Ground	4
First	7
Second	7
Third	6
Total	30





EXTERNAL DETAILS

There is a courtyard seating area which three of the letting rooms on the lower ground floor have direct access to.

THE OPPORTUNITY

The Duke Street Boutique Hotel comes to the market closed and with vacant possession on the instructions of the Joint Administrators.

The hotel is a limited service, 30 bed city centre hotel. Due to the nature of the business, it should prove to be fairly low maintenance. The hotel appears to be in a generally good state of repair.

The Liverpool economy is one of the largest within the UK and one of the two core economies in the north-west of England. Tourism and leisure are key components of Liverpool's economy.

The Duke Street Boutique Hotel provides an excellent opportunity for both local and regional hotel operators that are looking for a well-located property with genuine business potential.



CONTACTS

No direct approach may be made to the business. For an appointment to view, or for further information, please contact



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