



For Sale

Fully Equipped and Operational Hotel

Leasowe Castle Hotel, Leasowe Road, Wirral, CH46 3RF



**Sanderson
Weatherall**



Key Selling Points

- Historic, Grade II* listed Hotel with 48 en suite letting bedrooms, located in a coastal setting in the North West of England.
- Main ground floor function room with a dining capacity of circa 250, a further ground floor room with a capacity of circa 150, with additional first floor rooms with capacities of circa 100 and 30.
- High quality restaurant dining areas, open to residents and non-residents of the hotel.
- Substantial property providing Internal floor area of circa 4,598.3 sq m (49,496 sq. ft)
- Total site area of c. 2.24 hectares (5.53 acres)
- Workforce of 60 with wide ranging experience in hospitality and chef roles within the sector.
- Fully functioning website with online booking availability for customer access.
- 4/5 rating from over 1,000 reviews on TripAdvisor.
- Benefits from good road and rail access and also onsite parking for c. 70 vehicles
- Turnover for the 12 months to 31 December 2022 circa £2m.



Accommodation

In brief the property comprises the following accommodation:-

Reception Area / Lounges

The main reception office/desk and reception hall are located at ground floor level of the original towers on the east facing elevation and accessed directly from the car park. The entrance hall benefits from an attractive feature staircase leading to the letting bedrooms within the upper floors of the turrets. To the immediate right of the ground floor reception hall is the Star Chamber Lounge which has been furnished with various chairs, settees and coffee tables.

Conference and Function accommodation

The hotel has significant conference/banqueting capability with the largest room being the Castle Suite, to the rear and on the ground floor of the 1900's element, capable of seating up to 250 diners (circa 300 theatre style) but also able to divide into two smaller rooms of approximately half the size each. This room has the benefit of its own bar servery area and is located immediately adjacent to the main hotel kitchens. There is also a raised stage/performance area to the extreme west side of the room.

To the rear of the 1800's section has been converted to a further function room known as 'The Keep' and is used for civil ceremonies, capable of seating circa 100+ people. At first floor level is a private meeting/function/dining room capable of seating circa 38 people. Both these elements can be separately accessed directly from the car park area via a side entrance door to the western side of the hotel.

To the first floor is a further function room known as the Turret Suite, which comprises two interconnecting rooms to the eastern side of the hotel, partially within the 1987 addition and above the Wreckers Bar and coffee shop. These rooms have a seated capacity of circa 100.





Food and Beverage (F&B) areas

The Wreckers Bar and adjoining coffee shop are situated at ground floor level within the 1987 addition. The Wreckers Bar has a seated capacity of circa 30 and has its own separate access as well as the benefit of access to the enclosed side external lawned area which doubles as a beer garden. The Coffee shop has a seated capacity of circa 16 and is situated between the Wreckers Bar and the main reception hall (and can be accessed from either). Each contains a bar servery.

In addition, accessed via a corridor from the main reception hall, is the Brasserie 1593 restaurant area, which has a dining capacity of circa 30 and which also has its own bar servery area.

Letting Bedrooms

The hotel provides a total of 48 letting bedrooms situated at first, second and third floor levels throughout the property.

A total of 8 rooms are situated within the original castellated section (2 at first floor level and 6 at second floor level including two suites/four poster bedrooms) and the remaining 40 rooms are provided towards the rear, within the 1900's section (15 at first, 16 at second and 9 at third floor levels).

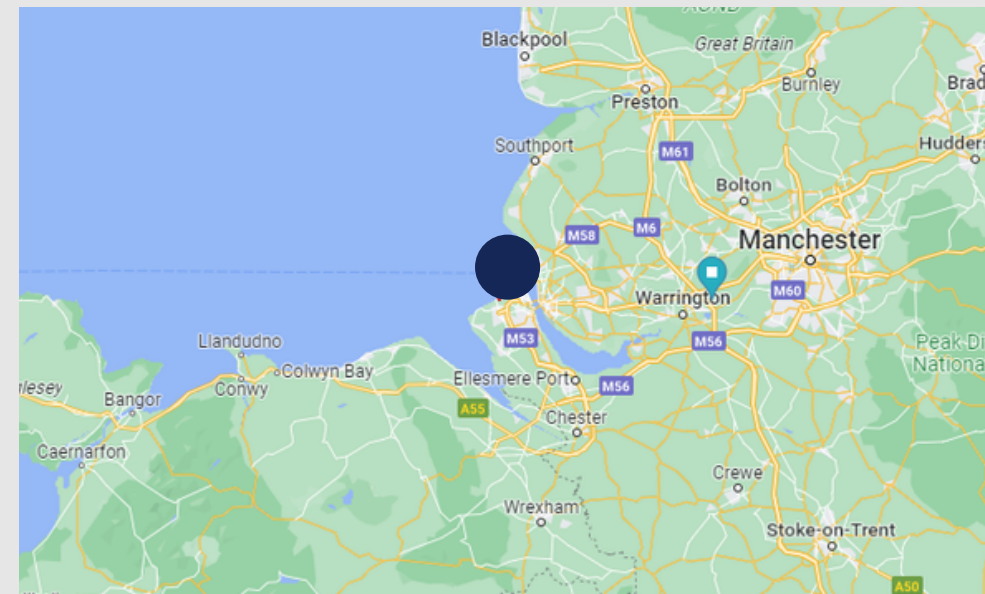
All rooms are either provided with double or twin beds (and two have four poster bed) and have the benefit of en suite bathrooms (with bath over shower, or separate shower), tea & coffee making facilities and flat screen TV. Four of the rooms are interconnecting via a lockable internal door enabling them to be sold as family rooms



Location

Situated to the northern side of the A551 Leasowe Road, the hotel is on the outskirts of the small residential settlements of Leasowe and Moreton, close to the northern extremity of the Wirral peninsula.

Access to the national motorway network is gained at Junction 1 of the M53 motorway which is within 1½ miles to the east of the subject premises. The M53 connects with the M56 to the south of Ellesmere Port and, in turn, the M56 has direct access to the M6.



Planning

The property is Grade II* listed as being of historic and/or architectural interest.

Services

The hotel is connected to all usual mains services, although the supply of gas has recently been converted to LPG. There is a four person 300kg passenger lift that serves ground to third floors.

Rateable Value

The current 2023 List Rateable Value is £96,500.

EPC

D/87 under Certificate Number 0290-8946-0314-2330-7090 (expiring March 2024)

Food Hygiene Rating

5 (very good) following 10 March 2023 inspection

Tenure

The property is held on a Freehold basis, under Land Registry title number MS140112

Licences

The hotel has a Premises Licence and Civil Ceremony License

Guide Price

£2,950,000

Should a sale of the property or rights 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.



TUPE

As a sale as a going concern, the purchaser will be required to comply with the relevant legislation in respect of current employees

Data Room

Additional details including detailed trading information and staff information is contained within a virtual data room. Access to the data room will be made available to parties who have executed an NDA





Further Information

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