

FREEHOLD PUB AND BOUTIQUE HOTEL – CONFIDENTIAL OPPORTUNITY

LBL Real Estate
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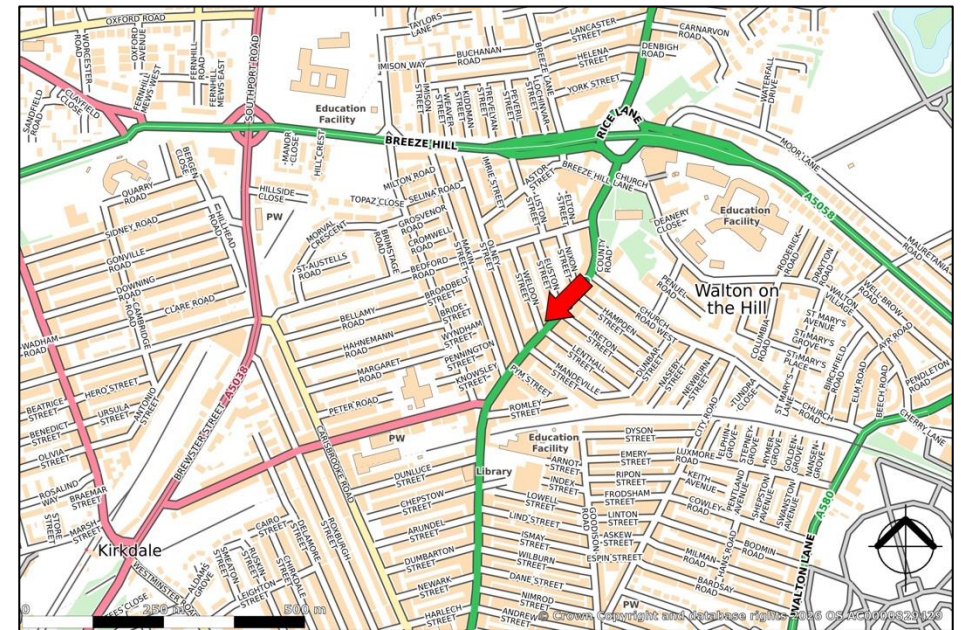
THE GLEBE, 195 COUNTY ROAD, WALTON, LIVERPOOL, L4 5PB



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KEY HIGHLIGHTS

- Prominent location on County Road high street in Walton, in close proximity to Liverpool city centre.
- Originally built around 1882, the Property has been recently restored and fully refurbished to a high standard.
- Substantial Freehold three storey plus basement Grade II listed building which is arranged as Bernie May's pub and an 8 bedroom boutique hotel to the upper floors (separate entrance)
- High quality well operated hotel business with strong customer base.
- Potential to renew the pub lease or combine the pub back into the hotel (Bernie Mays leased out at £18,000 pa on an expired lease) and reconfigure the top bedroom annex into two additional ensuite bedrooms or a two bedroom apartment. (full drawings available).
- **Price On Application** for the Freehold interest.
- **Virtual Tour:** <https://my.matterport.com/show/?m=FJEQEymITWU>



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PICTURES – BERNIE MAY'S PUB



Ground Floor – Trading Area



Ground Floor – Trading Area



Ground Floor – Trading Area



Ground Floor – Bar Area



Ground Floor – Bar Area & Stage



External – Beer Garden

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PICTURES – GLEBE HOTEL



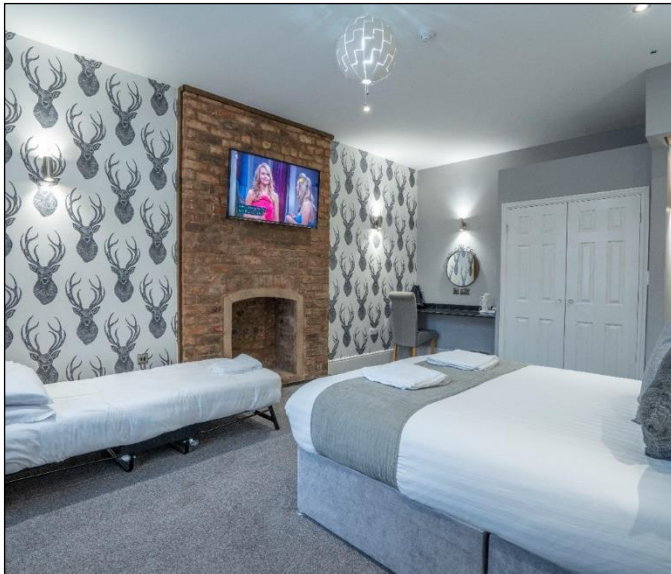
Side Hotel Entrance



Hotel Entrance, Stairwell & Reception Area



Typical Double Room



Typical Double Room



Typical Double Room



Typical Ensuite Bathroom

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PICTURES – GLEBE HOTEL



Typical Premium Room



Typical Premium Room



Typical Double Premium Room



Premium Room with roof annex (annex can be to split into two additional separate bedrooms).



Annex Bedroom



Typical Premium Bathroom

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LOCATION & SITUATION

- Located in the heart of Walton on the North Western outskirts of central Liverpool. The Glebe Hotel is a short 10 minute walk through the historic Stanley park to Anfield, 3 miles north of Liverpool City Centre and 2.5 miles south of Aintree Racecourse.
- Situated in a prominent position on the corner of Weldon Street and County Road high street in the heart of Walton. The area forms a densely populated residential area and a busy local shopping/commercial centre with a number of multiple retailers and variety of local traders.

DESCRIPTION

- Property provides a substantial Freehold three storey plus basement Grade II listed building which is arranged as Bernie May's, a wet led public house on the ground floor with basement beer store and an eight-bedroom boutique Glebe Hotel on the upper floors (separate side entrance). An internal stairwell also links the hotel directly to the pub.
- Bernie May's is arranged as a recently refurbished ground floor community public house with central bar servery, traditional fixed perimeter seating, bar seating, booth seating and a range of loose tables and chairs (63 seated covers). In addition is a small stage for live music / karaoke, male and female toilets, small rear kitchen with glass wash area and basement beer store. Externally is a small beer terrace (24 covers) and shared enclosed bin store (**please see lease details on next page**).
- The boutique hotel is accessed from a dedicated side entrance on Weldon Street. The reception is located at first floor. The ensuite accommodation is arranged as 4 x double bedrooms, 2 x triple bedrooms and 2 x family bedrooms (sleeps 5 & 6 respectively). The hotel was extensively and sensitively renovated in 2018 and offers high quality accommodation with a range of period features.

HOTEL BUSINESS & ASSET MANAGEMENT

- High quality hotel specification with strong and varied customer base; couple, families and larger group bookings focused around city breaks, Liverpool FC / Everton football matches, Aintree races, wider sporting and music events. Opportunity to further scale the hotel business to increase occupancy and ADR (typically the hotel has been operated on a lifestyle type basis), in addition to hotel expansion.
- Opportunity to reconfigure the 2nd floor family annex (Room 7) into two additional ensuite bedrooms (full architect plans are available).
- Potential to obtain vacant possession of the pub unit and owner operate to benefit from trading upside. Opportunity to also combine with the wider boutique hotel in addition to converting part of the back of house areas into a rear staff studio flat.
- Pub unit also offers alternative use potential i.e. retail to the ground floor – (NB Planning consent may be required).

Floor Area (GIA Basis)

Floor	SQ M	SQ FT
Ground	178.07	1,916
Basement	85.14	916
First Floor	136.06	1,464
Second Floor	159.87	1,720
Total	559.14	6,018



Picture: The Glebe Side Elevation

EPC

The Property has an EPC rating of E-110

SERVICES

We understand the property benefits from the following services; Mains drainage, gas, water and 3 phase electricity.

RATEABLE VALUE

Business Rates (as of April 2026): Pub Unit: £13,750 and Hotel: £9,700 – which equates to a total rateable value of £23,450.

PREMISES LICENSE

A Premises License exists for the Property (available on request).

PLANNING

We understand the property is Grade II listed but is located within a Conservation Area. All planning enquires should be directed towards Liverpool City Council Planning department.

LEASE

Bernie May's is held on a 3 year lease from 5th September 2022 (lease has expired and Tenant is currently holding over) at £18,000 plus VAT. Vacant possession is potentially available in addition to a new lease / extended lease.

PURCHASE PRICE

Price on Application for the Freehold interest.

VIEWINGS

Viewings are to be arranged strictly through LBL Real Estate the retained sole agents. A full Matterport virtual tour is available. Please click on the link <https://my.matterport.com/show/?m=FJEQEymITWU> and then navigate via the Floor Selector to walk through the various floors of the building.

FINANCIALS

Hotel financials, trading accounts and projections (including projections for the additional reconfigured proposed top floor bedrooms) are available to credible and interested parties (signed NDA required).

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

DISCLAIMER

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