

EXCITING FORWARD FUNDING OPPORTUNITY

Central Liverpool Hotel Development



◆ THE OPPORTUNITY ◆

Christie & Co has been exclusively instructed to secure the forward funding of a prime hotel development site in central Liverpool

The hotel will be located within the Baltic Triangle, home to a thriving hub of start-up businesses, designers, nightlife, cafes and galleries.



KEY INVESTMENT HIGHLIGHTS

- ◆ 202-bedroom new-build TRIBE hotel
- ◆ Located within Liverpool – One of the UK's fastest growing cities and high levels of prosperity
- ◆ Situated within the vibrant Baltic Triangle area of Liverpool which has benefited from significant regeneration and international investment over recent years
- ◆ Located in close proximity to the City's live music venues, shopping, museums and other cultural hotspots
- ◆ Total GIA of 7,482.70 sq m (80,543.78 sq ft)
- ◆ Freehold
- ◆ TRIBE hotel to be developed under a Hotel Management Agreement by ACCOR HOTEL SERVICES UK & IRELAND under a 20-year management agreement (option to renew for a further 10 years)
- ◆ A Minimum Gross Commitment of £26,500,000 is required which includes an initial site payment of £3,550,000
- ◆ The net yield to the funder will be 7.22% for the TRIBE hotel, assuming 5.0% SDLT on the site purchase and purchaser's costs of 1.8% on the Gross Minimum Commitment



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