

ST. JOHN'S

HOUSE

2 QUEEN SQUARE
LIVERPOOL L1 1RH

FOR SALE

Prime city centre office/leisure building
with part vacant possession

With planning for 43 bedroom boutique hotel

Further alternative use opportunities
(subject to planning)

24,553 sq ft (2,281 sq m)



ENTER >

ST. JOHN'S

HOUSE

2 QUEEN SQUARE
LIVERPOOL L1 1RH

EXECUTIVE SUMMARY

- Owner occupier/commercial investment opportunity
- Existing hotel planning permission
- Grade II Listed status so void rates status on vacant accommodation
- Alternative use potential - residential/student (subject to planning)
- Part income producing

[HOME](#) [EXECUTIVE SUMMARY](#) [DESCRIPTION](#) [ACCOMMODATION](#) [FLOOR AREAS](#) [GALLERY](#) [LOCATION](#) [AMENITIES](#) [LIVERPOOL](#) [CONNECTIVITY](#) [CONTACT/PROPOSAL](#)



ST. JOHN'S

HOUSE

2 QUEEN SQUARE
LIVERPOOL L1 1RH

DESCRIPTION

The Grade II listed St John's House was the former Pearl Assurance Building and was constructed between 1896 and 1898 by the renowned architect Alfred Waterhouse.

The stunning octagonal corner tower is the centrepiece and focal point of the building. The granite elevations extend to the entire 5 storeys and are punctuated by large sash picture windows to the upper parts and ornate arched windows at mezzanine level. Both elevations provide a magnificent vista across St Georges Gardens, St Georges Hall, Liverpool Museum, Central Library and Walker Art Gallery.

[HOME](#) [EXECUTIVE SUMMARY](#) [DESCRIPTION](#) [ACCOMMODATION](#) [FLOOR AREAS](#) [GALLERY](#) [LOCATION](#) [AMENITIES](#) [LIVERPOOL](#) [CONNECTIVITY](#) [CONTACT/PROPOSAL](#)



2 QUEEN SQUARE
LIVERPOOL L1 1RH

ACCOMMODATION

The accommodation to the upper floors currently provides high quality office space with a series of private offices, meeting rooms and open plan accommodation. The specification includes central heating/cooling, carpet tiling and fluorescent lighting. All of the principal elevations are secondary glazed and have self contained WC and kitchen facilities.

The upper floor accommodation is approached through an attractive fully self contained glazed atrium, directly off a cobbled courtyard which is shared with the 4 star Marriott Hotel. An 8 person passenger lift serves all floors.

There are 2 fully self contained ground floor leisure units which are accessed directly off Queen Square and St John's Lane respectively.

TENANCY

Part of the ground floor is let to Punch Tarmey's Ltd t/a Dr Duncans for a term commencing on the 25 December 2008 expiring on the 24 December 2043 at a current rental of £46,000.

The lease incorporates 5 yearly upward only rent reviews. (A copy of the existing lease is contained within the Data Room).



TENURE

The building is held long leasehold for a term of 150 years commencing on the 18th September 1998 without any ground rent provision.

PLANNING

The property is currently used as offices to the upper floors within Use Class B1 and Use Classes A3 and A4 (restaurants, public houses and wine bars) to the ground floor.

The entire property also has planning permission for a 43 bedroom Boutique Hotel full details of which can be found in the Data Room.

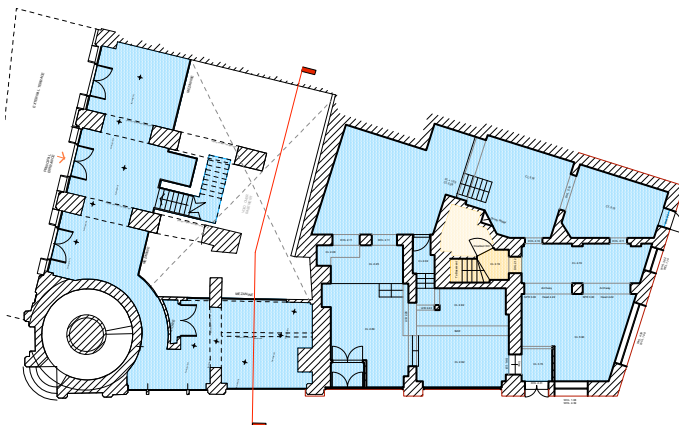


2 QUEEN SQUARE
LIVERPOOL L1 1RH

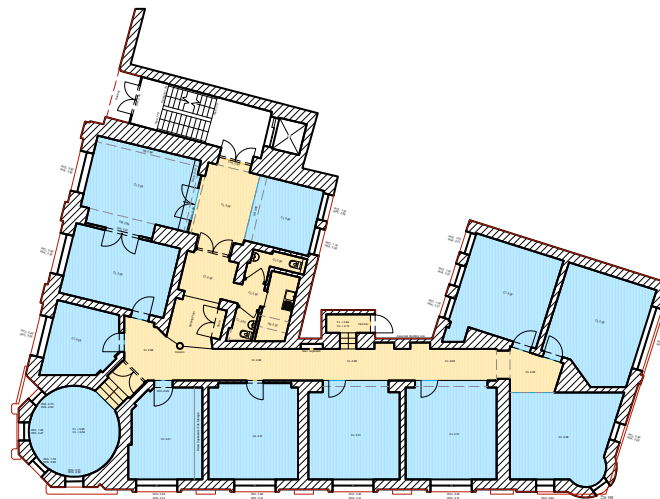
FLOOR AREAS

| Unit | Tenant | Basement GIA (sq ft) | Street Level GIA (sq ft) | First GIA (sq ft) | Offices NIA (sq ft) | Total (sq ft) |
|--------------|-------------------------------------|-------------------------|-----------------------------|----------------------|------------------------|------------------|
| Pub | Punch Tarmeys Ltd t/a Dr Duncans | 1,342 | 2,088 | | | 3,430 |
| 1st floor | Vacant | | | 4,198 | | 4,198 |
| Ground | Vacant | 3,531 | 2,589 | | | 6,120 |
| 2nd Floor | Vacant | | | | 3,294 | 3,294 |
| 3rd Floor | Vacant | | | | 3,128 | 3,128 |
| 4th Floor | Vacant | | | | 3,069 | 3,069 |
| 5th Floor | Vacant | | | | 1,314 | 1,314 |
| Total | | | | | | 24,553 |

GROUND FLOOR



TYPICAL FLOORS 2-4



Copies of all floor plans are available within the Data Room



ST. JOHN'S

HOUSE

HOME EXECUTIVE SUMMARY DESCRIPTION ACCOMMODATION FLOOR AREAS **GALLERY** LOCATION AMENITIES LIVERPOOL CONNECTIVITY CONTACT/PROPOSAL

2 QUEEN SQUARE
LIVERPOOL L1 1RH



2 QUEEN SQUARE
LIVERPOOL L1 1RH

LOCATION

St John's House occupies a highly prominent and visible position in the heart of Liverpool City Centre. The building forms part of Queen Square which is situated within an area known as St George's Quarter, which covers an area from the Queensway Tunnel and William Brown Street to Williamson Square. St George's Quarter forms part of Liverpool's World Heritage site and boasts architecture of an international quality and a cultural offer which highlights the rich history and heritage of Liverpool.

Queen Square is perfectly located in the heart of Liverpool and takes advantage of some of the City's popular cultural attractions, including the Liverpool Empire Theatre, The Royal Court Theatre, The Playhouse Theatre, St George's Hall, Central Library, Walker Art Gallery and the World Museum Liverpool.



- 1 The Royal Court Theatre
- 2 Liverpool Empire Theatre
- 3 Playhouse Theatre

- 4 St John's Garden
- 5 QPark Queen Square
- 6 Williamson Square

- 7 Marriot Hotel

ST. JOHN'S HOUSE

2 QUEEN SQUARE
LIVERPOOL L1 1RH

AMENITIES

Situated within the heart of the Liverpool City Centre, means there are an abundance of top quality restaurants, bars, retail and leisure experiences within minutes of St. John's House.

Liverpool ONE, Europe's largest retail development, is just around the corner, as is the cosmopolitan Bold street area which boasts a host of international restaurants, bars and retail.

The Met Quarter and traditional retail centres of St Johns Shopping Centre, Church Street and Lord Street are also within a few minutes walk.

The magnificent Albert Dock, today a hive of activity with restaurants, bars and museums, The M&S Bank Arena, Exhibition Centre Liverpool and the BT Convention Centre provide activities for all ages.

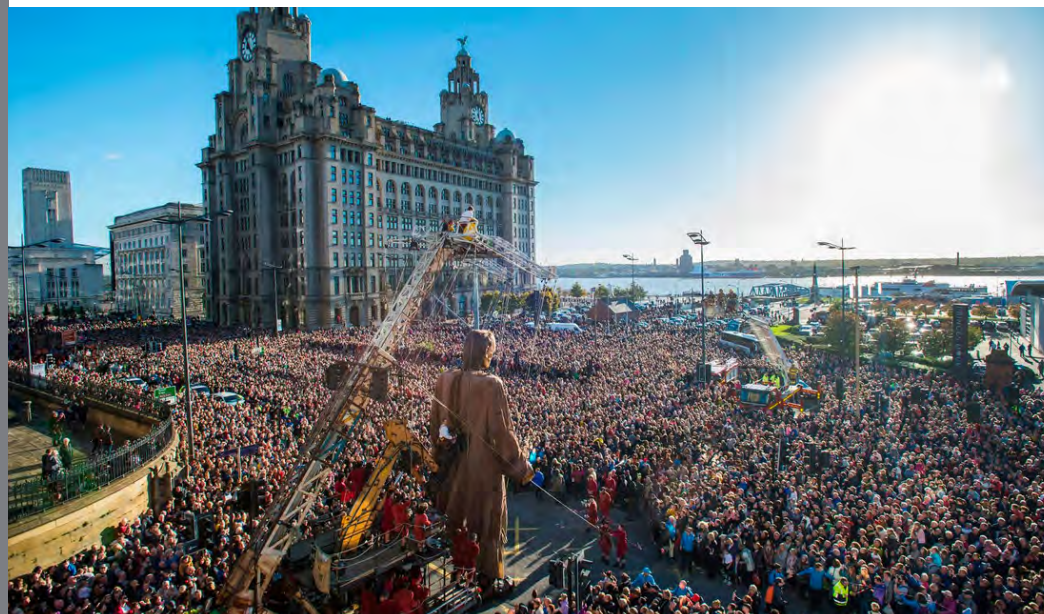
Liverpool has a world-class, assemblage of the finest museums and galleries in Europe including The Walker Art Gallery and Tate Liverpool. The Royal Liverpool Philharmonic Hall, The Playhouse, Everyman, Epstein, and Unity theatres welcome a diverse collection of performers from around the world.



2 QUEEN SQUARE
LIVERPOOL L1 1RH

LIVERPOOL

- > Liverpool's Waterfront is a UNESCO World Heritage site
- > Liverpool is the 5th largest City in the UK
- > 7.2 million people live within a 1 hour commute
- > The Liverpool City Region has a student population of 62,000 (the 3rd largest in the UK)
- > 4 Universities with 16,500 Graduates
- > Liverpool has the fastest rising productivity of any major City outside of London (7% higher than the UK average)
- > During the last decade Liverpool has been one of the fastest growing cities in the UK with a 39% increase in economic output



ST. JOHN'S

HOUSE

HOME EXECUTIVE SUMMARY DESCRIPTION ACCOMMODATION FLOOR AREAS GALLERY LOCATION AMENITIES LIVERPOOL CONNECTIVITY CONTACT/PROPOSAL

2 QUEEN SQUARE
LIVERPOOL L1 1RH

CONNECTIVITY

Queen Square is easily accessible by Rail, Road, and Bus, with Queen Square Car Park and Queen Square Bus Interchange (40,000 passengers per day and 14 million passengers a year) both located on the scheme. QPark Queen Square Car Park is considered one of the principal car parks serving the city centre and currently serves approximately 347,000 vehicles per year.

Rail

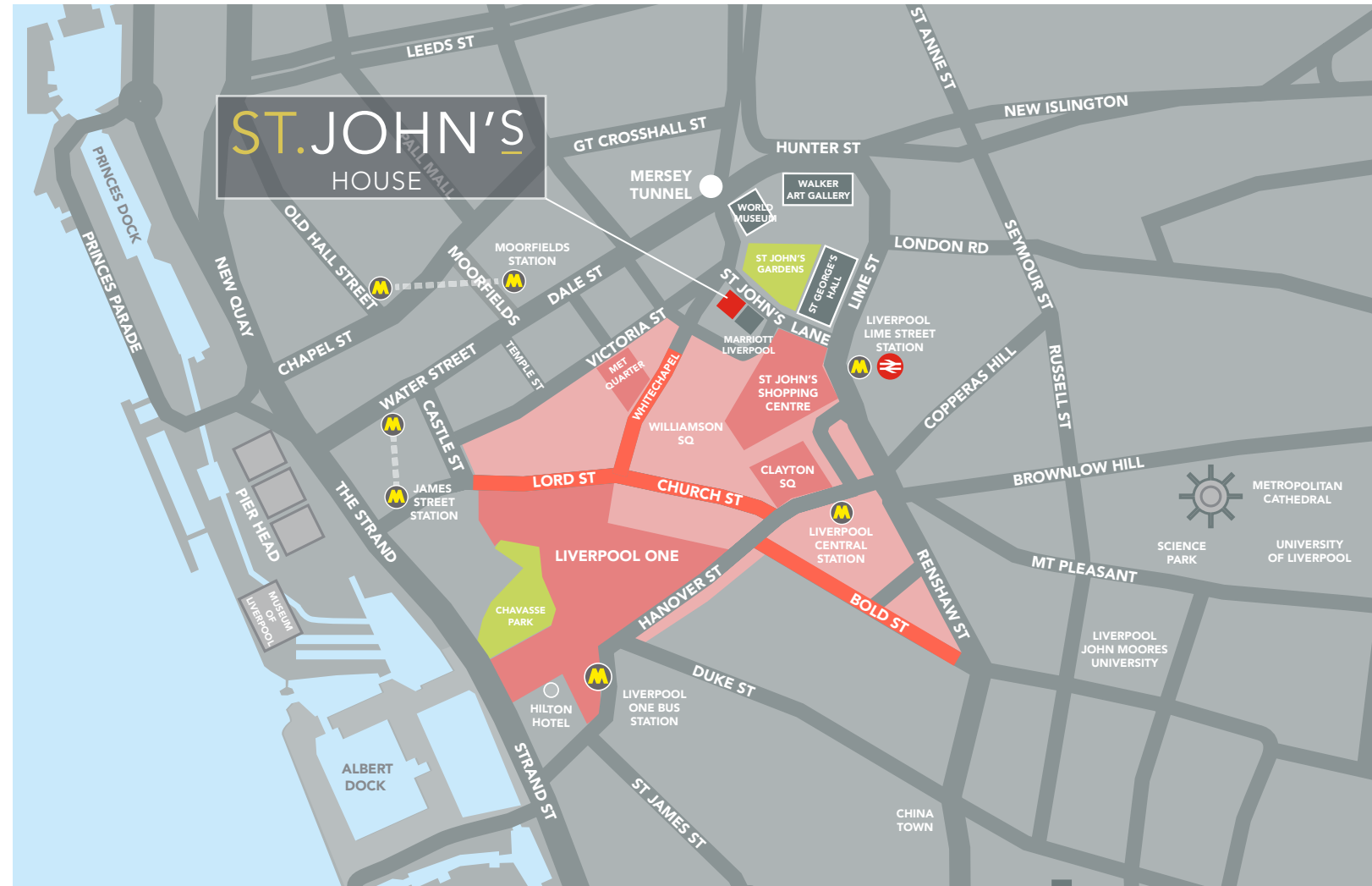
Liverpool City Centre has excellent rail links with its own underground loop which provides direct access to Liverpool Lime Street which handles 13.8 million passengers a year and provides mainline Service connections to all major UK Towns & Cities:

| | |
|------------|---------------|
| London | 2 hrs 16 mins |
| Manchester | 34 mins |
| Birmingham | 1 hr 31mins |
| Leeds | 1 hr 23mins |
| Glasgow | 3 hrs 33mins |

With a yearly footfall of 16 million passengers, Liverpool Central Station is the central hub for the Mersey rail network and underground loop which provides direct access to the Wirral and Northern Lines.

Air

Liverpool John Lennon Airport is located approximately 7.5 miles south east of the city centre and is one of Europe's fastest growing airports with direct flights to Major European Cities such as Paris, Madrid, Barcelona, Milan, Rome and Berlin.



2 QUEEN SQUARE
LIVERPOOL L1 1RH

DATA ROOM

Further information is available within the Data Room, including the following files which are available for download:

- Floorplans
- Schedule of floor areas and measured survey
- Land Registry compliant site plan
- Asbestos Report
- Title plans
- Register of Title
- Service charge information
- Planning documents
- EPC'S

Please visit:

www.stjohnshouseliverpool.co.uk

A password is required to access the Data Room which can be obtained from the sole agent:

Brian Ricketts
BrianRicketts@hwandp.co.uk

PROPOSAL

Offers are invited with full vacant possession of the upper floors and part ground floor but subject to and with the benefit of the existing lease to Dr Duncans Public House.

VAT

The purchase price may be subject to VAT at the prevailing rate.

CONTACT

To arrange a viewing and to obtain a password to access the Micro Website and Data Room, please contact the sole agent:

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400

Brian Ricketts
BrianRicketts@hwandp.co.uk



Misdescriptions Act

Hitchcock Wright & Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Hitchcock Wright & Partners has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT.

Design: Alphabet Design, Liverpool. 0151 707 1199. AL 7991. January 2020.