

For Sale

Leicester Street, PR9 0EX



£750,000 - Available

8 bedroom Hotel

- ✓ **Iconic hotel, perfect Southport location**
- ✓ **Views across Marine Lake & Sea**
- ✓ **Royal Birkdale Open 2026 ready**
- ✓ **Private owners' apartment included**
- ✓ **EPC Band Rating - 'C'**
- ✓ **Eight en suites, endless potential**
- ✓ **Convention Centre footsteps away**
- ✓ **Thriving business, lifestyle opportunity**
- ✓ **Immaculate, turnkey coastal investment**



Description

"Hospitality Meets Lifestyle by the Sea" - "Step Into Success Instantly"

The opportunity to acquire The Waterford Hotel in Southport is both rare and remarkable. This iconic property offers eight spacious double en suite guest bedrooms together with a private two-bedroom owners' apartment, all set within one of the town's most prestigious locations. With a reputation built carefully over almost three decades, the hotel has developed a loyal following of repeat visitors who return year after year to enjoy its comfort, character and immaculate presentation. For an established hotelier looking to add to their portfolio, or for those seeking a lifestyle change in an industry with proven rewards, The Waterford presents a ready-made business with enormous scope for further growth.

The location could not be more ideal. Standing proudly opposite the beautiful Marine Lake, the property enjoys far-reaching views across the water and towards the Irish Sea from its upper floors. The famous Southport promenade is only a short stroll away, with the town's wealth of attractions close at hand. Exciting developments are also on the horizon, with the new Southport Convention Centre scheduled for completion in 2026, which will bring greater demand for high-quality accommodation. Just as significant is the return of The Open Golf Championship to Royal Birkdale in 2026, an event that will once again place Southport firmly in the global spotlight and attract thousands of visitors to the area. For hoteliers, the tournament will draw golfers and spectators not only during the championship itself but in the years before and after, creating lasting opportunities to increase occupancy and revenue. At the end of the road lies Lord Street Boulevard, Southport's famous tree-lined avenue filled with independent shops, stylish cafés, lively bars and welcoming restaurants. Guests at The Waterford are truly at the heart of the action.

The hotel itself has been cared for with great pride and is presented to the highest standard. Across two upper floors there are eight double en suite bedrooms, each offering a comfortable and inviting stay. A licensed dining room provides the setting for breakfasts and evening meals and could also host private functions. A separate licensed bar adds to the guest experience, while a courtyard garden offers a peaceful place to relax. Parking for eight vehicles is an added advantage in such a central position. The owners' accommodation occupies the lower ground floor and includes two bedrooms, a private walled courtyard garden and a detached garage and workshop with water and electricity, offering scope for future use or development.

This sale is one of genuine regret for the current owners, who after more than twenty years are now retiring. Their careful stewardship has created a well-regarded hotel and a comfortable home that is ready for its next chapter. Bookings are currently generated almost entirely from word of mouth and returning guests, with no online marketing or presence on travel platforms, leaving untapped potential for a new owner to build on.



For those seeking a well-established business in a location that is about to enjoy unprecedented demand, The Waterford Hotel offers an extraordinary opportunity. It is a chance to combine a thriving business with a superb lifestyle in the very heart of Southport. Bailey Estates are delighted to bring this landmark property to the market and look forward to introducing it to its next custodian.

Location

Start from Bailey Estates at 51 Liverpool Road in Birkdale and head north along Liverpool Road towards the village. Turn right at the second set of traffic lights into Lord Street West and then continue on to Lord Street through the town centre. Stay on Lord Street until you reach the Fire Station roundabout at the northern end, taking the first exit left into Leicester Street. Continue a short distance along Leicester Street and The Waterford Hotel, 37 Leicester Street, will be on your right, opposite the Marine Lake area.

Ground Floor

Porch Area 1 - 9' 4" x 11' 3" (2.87m x 3.44m)

Porch Area 2 - 9' 4" x 11' 3" (2.87m x 3.44m)

Entrance Hallway - 16' 4" x 5' 10" (4.98m x 1.8m)

Bar/Lounge - 14' 6" x 16' 7" (4.43m x 5.08m)

Dining Room - 12' 4" x 38' 6" (3.78m x 11.76m)

Kitchen - 8' 5" x 11' 5" (2.58m x 3.48m)

Kitchen (Back Area) - 5' 4" x 8' 1" (1.65m x 2.47m)

First Floor

Bedroom 1 - 14' 6" x 16' 9" (4.42m x 5.11m)

Bedroom 1 Ensuite - 5' 9" x 7' 7" (1.77m x 2.33m)

Bedroom 2 - 14' 1" x 16' 2" (4.3m x 4.94m)

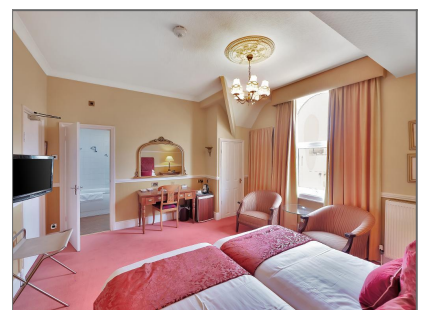
Bedroom 2 Ensuite - 5' 1" x 7' 5" (1.57m x 2.27m)

Hallway - 21' 8" x 15' 7" (6.61m x 4.75m)

Bedroom 3 - 12' 6" x 13' 5" (3.83m x 4.09m)

Bedroom 3 Ensuite - 5' 8" x 6' 7" (1.75m x 2.02m)

Bedroom 4 - 12' 11" x 11' 6" (3.94m x 3.52m)



Bedroom 4 Ensuite - 5' 1" x 7' 0" (1.57m x 2.14m)

Second Floor

Bedroom 5 - 14' 6" x 14' 0" (4.42m x 4.27m)

Bedroom 5 Ensuite - 5' 10" x 6' 6" (1.78m x 1.99m)

Bedroom 6 - 14' 3" x 13' 6" (4.35m x 4.14m)

Bedroom 6 Ensuite - 5' 8" x 6' 9" (1.75m x 2.07m)

Bedroom 7 - 12' 6" x 13' 5" (3.82m x 4.11m)

Bedroom 7 Ensuite - 5' 8" x 8' 2" (1.75m x 2.5m)

Bedroom 8 - 12' 6" x 11' 7" (3.83m x 3.54m)

Bedroom 8 Ensuite - 4' 9" x 8' 4" (1.47m x 2.56m)

Hallway - 26' 0" x 6' 10" (7.93m x 2.11m)

Lower Ground Floor

Kitchen - 10' 11" x 19' 8" (3.35m x 6m)

Lounge - 12' 4" x 15' 8" (3.76m x 4.78m)

Bathroom - 3' 9" x 13' 0" (1.17m x 3.98m)

Office/Hallway - 3' 7" x 20' 8" (1.1m x 6.31m)

Bedroom 1 - 13' 5" x 9' 4" (4.09m x 2.86m)

Bedroom 2 - 13' 11" x 9' 6" (4.26m x 2.91m)

Floorplans

Bailey Estates

RESIDENTIAL SALES & LETTINGS



TOTAL FLOOR AREA: 6241 sq.ft. (579.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	67 D
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.