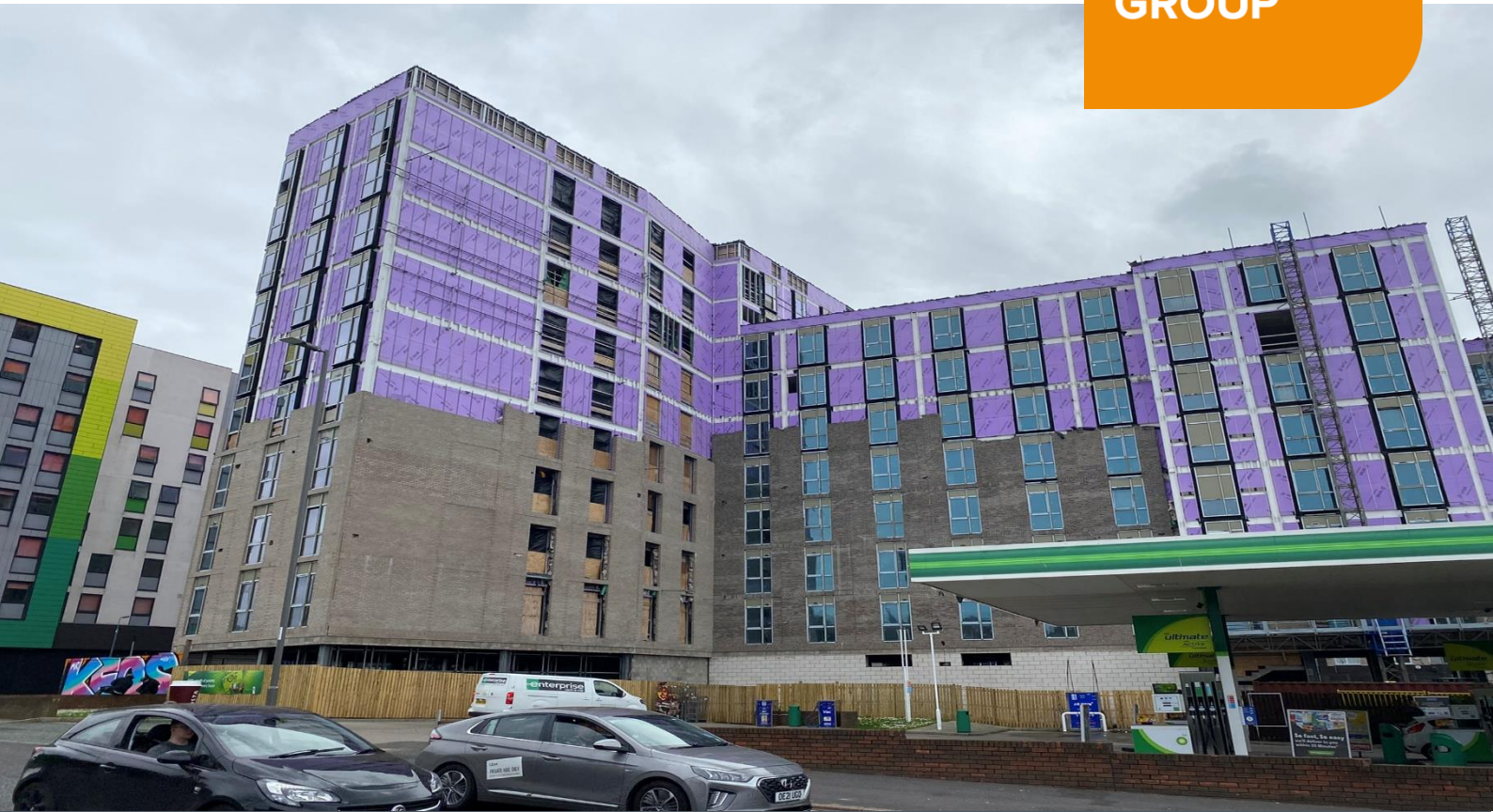


For Sale

Upon instructions of the Joint Administrators

**LANDWOOD
GROUP**



33 Devon Street and 25 Falkland Street, Liverpool, L3 8HA

Prominent Part Complete Development

- Development commenced of 208 studio apartments and commercial units
- Potential for alternative/modified schemes STP
- Located in the Fabric District, on the western part of Liverpool City Centre
- Close to Universities
- Area of regeneration and significant transformation
- Site approximately 0.15 hectare (0.37 acre)
- Available with Vacant Possession

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M3 2BW

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CONTACT

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Chartered Surveyors, Asset Managers & Auctioneers.
Manchester & Liverpool.

www.landwoodgroup.com



Location

The site is located in an area known as the Fabric District, on the western edge of Liverpool City Centre. The area is known as the Fabric District due to its historic associations with fashion and textiles and is located between Islington and London Road. The Fabric District is a key area for regeneration in Liverpool, with a long term plan to create new homes and working spaces, alongside leisure and recreational uses.

The Fabric District borders Lime Street and the Knowledge Quarter, which is home to the City's Universities and the £1bn Paddington Village Scheme.

Description

The site houses a part complete development where the intention was to provide 208 studio flats and commercial units. There has been substantial works on the site, including the main structure and roof, along with internal floors and stairwells. There has been more significant internal works to the first three floors, to create the individual studios and commercial units. The property is positioned on a site extending to circa 0.37 acres.

For various reasons we understand that the scheme that was commenced cannot be completed.

Tenancies

Available with vacant possession or sold subject to the existing sale contracts (see Price section below and Information Pack).

Tenure Information

The premises are held under a long leasehold title for a period of 150 years from 27th January 2017 at a peppercorn rent, under title number MS640794.

Please note that the lease is drawn in the form of a building lease with an option to acquire the freehold for the sum of £1 once development is completed. Due to the time elapsed since lease grant, there are a number of provisions that need updating in order to ensure the lease remains institutionally investable. Based on discussions with the local authority (as landlord) it is anticipated that the required changes can be made as part of the transaction process.

Important Information/Planning

There are various planning applications relating to the site.

Please request a copy of the Information Pack for further details but we would also recommend that all buyers make their own enquiries through Liverpool City Council.

VAT

All figures quoted are exclusive of VAT. The Administrators have made an option to tax so VAT will be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Unconditional offers invited in the region of £3,000,000.

Sales have been agreed on the wider scheme and our clients wish us to seek offers both subject to the existing sale contracts remaining in place, or free from them with respect to the sales agreed on the wider units.

Viewings

Strictly by appointment:

0161 967 0122

agency@landwoodgroup.com

www.landwoodgroup.com

Date of Particulars February 2024



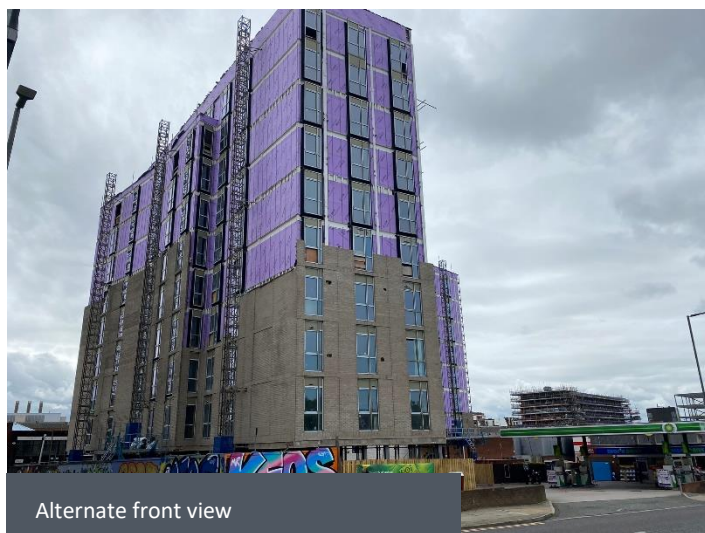
Indicative Title Boundary



Rear of site viewed from south



Rear of site viewed from north



Alternate front view