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FOR SALE – MIXED USE REFURBISHMENT
OPPORTUNITY

Eddisons



FORMER GLASSHOUSE PUBLIC HOUSE, 45 MILL LANE, OLD SWAN, LIVERPOOL L13 5TF

Price: On Application

Size: 0.055 hectares (0.13 acres)

- Freehold
- Planning permission for 2 commercial units at ground floor and 5 apartments at first and second floors
- Prominent location fronting Edge Lane (A5080)

LOCATION

The property is situated fronting Mill Lane adjoining its intersection with Edge Lane Drive (A5050).

Edge Lane Drive comprises the main arterial dual carriageway leading from the end of the M62 west into Liverpool City Centre.

The predominant land use in the area is a combination of inter-war semi-detached houses on the roads adjoining Edge Lane with a mixture of food and non-food retailers fronting Edge Lane itself, to include B&Q and a variety of major operators within the Edge Lane Retail Park.

The Big Yellow Storage premises lies opposite the subject property.

DESCRIPTION

The subject property comprising the former Glasshouse Public House which we understand was constructed circa 1926 of traditional brick construction with double gabled bay on the front elevation and finished with stone at ground floor level and mock timber framing at upper floor level, under a multi pitched slate roof.

The basement offers two rooms and potential for further refurbishment.

Internally, the property comprises the existing public house fit out which has been vacant for approximately a 2 year period offering bar and lounge, ancillary areas and male and female toilets.

The upper floors have been stripped out ready for refurbishment having previously been used for office and living accommodation.

ACCOMMODATION

We understand the gross floor areas of the proposed refurbishment of the property are as follows:

UNIT	M ²	SQ FT
Ground Floor Unit 1	85.0	914.9
Ground Floor Unit 2	118.0	1,270.2
1 st Floor Flat 1 – 2 bed	62.4	671.7
1 st Floor Flat 2 – 1 bed	50.50	543.6
1 st Floor Flat 3 – 1 bed	50.0	538.2
2 nd Floor Flat 1 – 1 bed	66.0	710.4
2 nd Floor Flat 2 – 1 bed	51.0	549.0
TOTAL	482.90	5,198

PLANNING

Planning permission was granted (App: 21F/2527) on 24 October 2022 to alter and convert the property to form 2 ground floor units under Class E (A) / E (B) drinking establishment and for 3 residential units on the first floor.

Subsequently a further Planning Permission (App: 23F/0908) was approved on 27 March 2024 to erect 4 dormer windows to allow conversion of the second floor roof space into 2 no. 1 bed apartments. This is subject to a signed Section 106 Agreement whereby an amount of £1,600 shall be paid towards the planting of street trees – this sum has been paid by the current owner.

TENURE

The property is held freehold under Title No: MS411704 a copy of which is available upon request.

TERMS

Our clients freehold interest is placed to the market with vacant possession, and benefitting from the planning permissions outlined above with guide price and further information available upon request.

FURTHER INFORMATION

The following additional information is available upon request:

- Land Registry title and plan for freehold title no: MS411704
- Planning permission/Section 106 Agreement
- Existing and proposed floor plans
- Heritage statement

VAT

We understand that the transaction will be subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal and surveyors costs incurred in the transaction.

VIEWING

Strictly via the agents

Robert Diggie
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robert.diggie@eddisons.com

May 2024

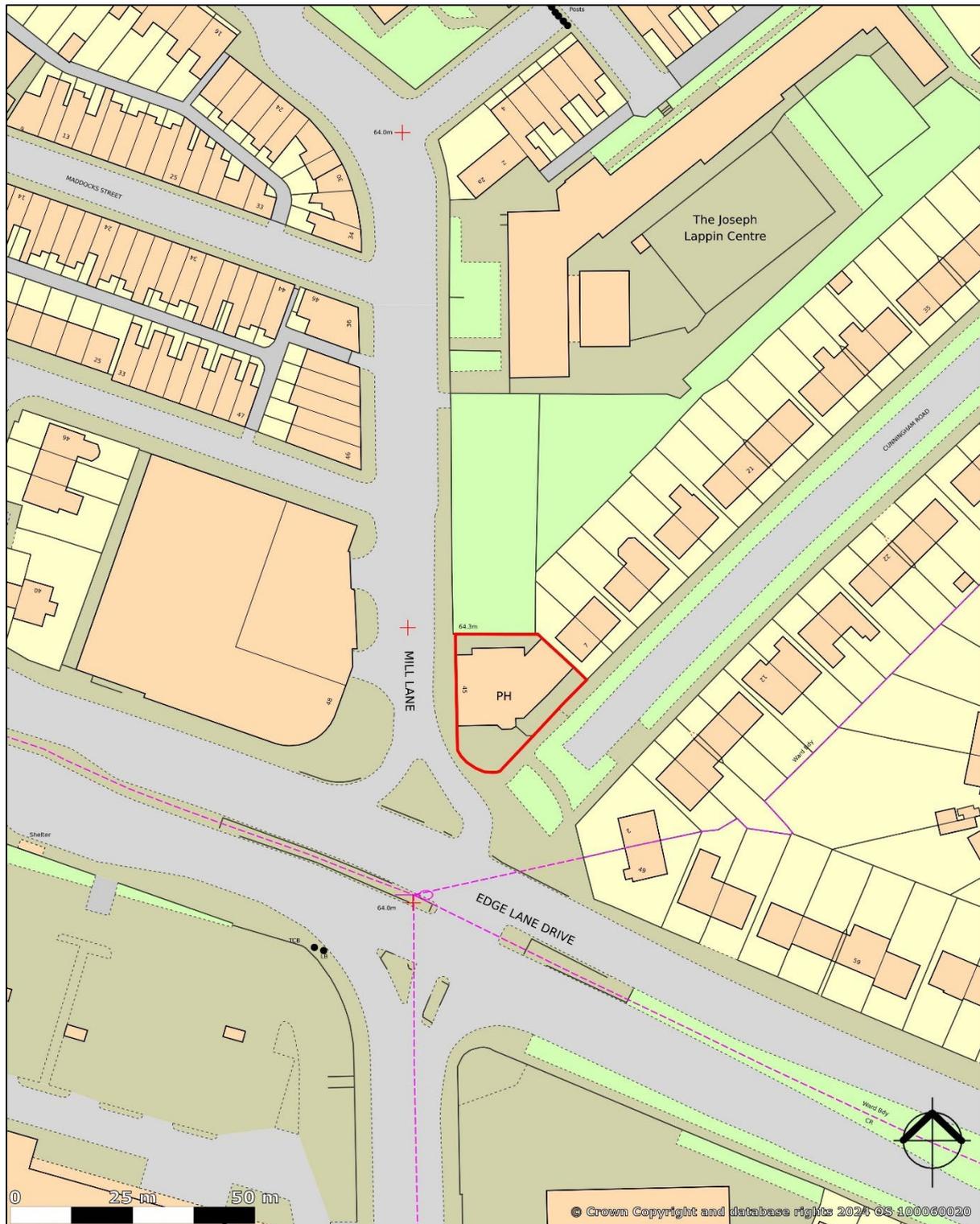
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Important Information

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SITE PLAN



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