

22 Castle Street  
Liverpool  
L2 4SX



# 22 Castle Street

## £180,000

### Full Description

We are delighted to bring this INVESTOR only opportunity to the sales market. The conversion of this grade two listing building will comprise of 28 apartments from studios, one bedroom and two-bedroom luxury apartments. DON'T MISS OUT!!! CALL TODAY!!!!

We are delighted to bring this INVESTOR only opportunity to the sales market. The conversion of this grade two listing building will comprise of 28 apartments from studios, one bedroom and two-bedroom luxury apartments. The development is perfectly suited for tenants looking to live in the city's thriving business district whilst benefiting from close proximity to the historic waterfront, Liverpool One shopping centre, some of the city's best bars and restaurants and most importantly, the city's biggest multinational employers. The development offers the best high-end accommodation in the area along with a fantastic location, thereby appealing to tenants who are looking for quality apartments and are willing to pay for it. Based on the city's strong demand for private rented accommodation we anticipate extremely high demand from culturally-aware young professionals in the city centre

**Investment Highlights:**

- 7% yields estimated
- Apartments with views of the town hall and surrounding grade two listed buildings
- Developer with Proven Track Record
- 10 minutes 2019 walk to major train station - Lime Street Station
- 8 minute 2019 walk to University Hospital
- Located in the heart of the famous Castle street, where restaurants, bars, and shopping centres are all at your doorstep
- Liverpool One (the busiest shopping street outside of London)
- Completion Q3 2020

Information packs, floor plans and financial breakdowns are available on request.

**Location**

The Property is perfectly positioned within walking distance of the City Centre bars and restaurants, cultural hotpots, shopping areas, tourist destinations and transport links. The subject property is situated at 19 Castle Street which connects Liverpool's prime office core of Old Hall Street to the prime retail pitch of Lord Street/Church Street and Liverpool One. Initial market testing conducted has indicated huge occupier demand for the development, which is further supported by comparable projects enjoying 100% occupancy levels in recent years.

**Why invest in Liverpool?**

- The fastest growing city outside London;
- Property prices in Liverpool City Centre have climbed by 41% over the past 3 years;
- House prices set to continue to rise at similar levels, according to research by 'JLL';
- Liverpool City Centre remains one of the UK's most affordable major cities for Property investors;
- Named as a top 10 buy-to-let location by HSBC in 2016;
- Shortage of 10,000 quality apartments in the City Centre;
- A major focus of the UK government's Northern Powerhouse regeneration programme;
- Economy worth over 79 billion in the City Centre alone, with 42,000 active businesses;
- Major investors include deutsche bank, Jaguar, Land Rover and Unilever who have all moved to the city region in the last 12 months;
- Two major airports within a 45 min drive connects Liverpool with the rest of the world;
- Significant joint ventures being secured with world super powers for continued growth;
- Home to two of the UK's leading Universities, educating in the region of 55,000 students every year

DON'T MISS OUT!!! CALL TODAY!!!



### Contact

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### Local Authority

Liverpool City Council

### Council Tax Band C

### EPC Rating