



FOR SALE / TO LET

Land And Buildings At, 9-27
Freemasons Row, Liverpool, L3 2DJ

- Main Arterial Route
- Liverpool City Centre
- Residential Development Opportunity
- Site Area Approx: 0.9 Acre (0.4 ha)

FOR SALE

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Location

The property is situated fronting Freemasons Row which is a short cul de sac running alongside Leeds Street which forms part of the A5053 and is a busy dual carriageway forming part of the Liverpool Inner City ring road. The property is less than 0.2 miles from the City Centre and forms part of a mixed use area. Immediate neighbouring premises are essentially industrial in character but there are local development including offices, showrooms and apartments in close proximity – including, a large block of residential apartments known as `The Reach`, a headquarters building for YMCA and a large Mercedes Benz car dealership

The Site

The site is fully concrete surfaced and of irregular shape consisting of two interconnecting single storey industrial warehouse units of steel portal framed construction with brick elevations clad in corrugated steel and a three story office block under a flat roof with the site comprising a substantial yard provision suitable for a number of uses.

The industrial units are positioned to the rear of the site at the junction of Gladstone Street and Naylor Street benefitting from solid concrete flooring, a mixture of sodium and fluorescent strip lighting fitted throughout, a 3 phase electricity supply and a maximum eave height of 4.3m. In addition, `warehouse 2` also benefits from a mezzanine level and office and WC provision.

Accommodation

Measured electronically on web based Ordinance Survey mapping, the site has a total surface area of:

Site Area Approx: 0.9 Acre (0.4 ha)

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Warehouse 1

Gross Internal Area: 397.75 sq.m (4,281 sq.ft)

Warehouse 2

Gross Internal Area: 223.6 sq.m (2,407 sq.ft)

Mezzanine: 130 sq.m (1,400 sq.ft)

Office provision: 34.2 sq.m (396 sq.ft)

Office Building - Net Internal Area

First Floor: 64.4 sq.m (693 sq.ft)

Second Floor: 100.2 sq.m (1,079 sq.ft)

Tenure

We understand the site is held Freehold under three titles (MS285688, MS443557 & LA342408)

Planning

We understand the land has potential for residential development, subject to obtaining the necessary planning consents.

The subject site including the adjacent site (under different ownership) has been granted planning permission to erect four 11-15 storey interconnecting residential apartment blocks containing 656 units and ground floor commercial units (planning no: 17F/0874). Further information available upon request.

Rates

Interested parties should make their own enquiry of Liverpool City Council`s Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Proposal

Offers are invited on both a conditional and unconditional basis, on behalf of our client.

alternatively;

Flexible short term letting of the entire land and buildings

Price

Offers invited.

Rent

£50,000 per annum.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)