



## FOR SALE

Land At, 12-14 Moss  
Street, Liverpool, L6  
1HF

- Mixed Use Development Opportunity
- 42 Studio Apartments and Ground Floor Commercial Unit
- Close to City Centre
- Popular Student / Residential Location

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### Location

The site is located fronting onto Moss Street close to its junction with Islington (A580) the main arterial route providing direct access into Liverpool City Centre, approximately 0.5 miles south. The immediate surrounding area comprises a number of recent developments including mixed use commercial / residential and student accommodation located in the heart of Liverpool's Knowledge Quarter and Fabric District. The nearby main retailing commercial area of London Road provides a number of local and national occupiers including Tesco Supermarket, Subway and Greggs to name but a few and a short walking distance to University Campus's and the Royal Liverpool Hospital.

### The Site

The site comprises an rectangular shaped site levelled with hardstanding. The site is secure, with temporary steel fencing with access obtained off from Moss Street. We understand that the site is zoned for residential development, and may be suitable for a number of alternative uses, subject to planning.

### Accommodation

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

Site Area Approx: 0.084 Acres (0.034 ha)

### Tenure

We understand the site is held Freehold (Title Number - MS498112).

### Planning

We understand the site benefits planning permission to erect mixed use development 8 storeys high comprising 42 studio apartments and ground floor commercial A1/A3 use under application 18F/1989 which was granted on 21/01/2020.

Further details are available upon request.

### Proposal

Offers are invited on an unconditional basis, on behalf of our client.

### Costs

Our client requires the purchasing party to contribute the equivalent of 2% of the agreed purchase price plus V.A.T. towards the client's agent's selling fee, subject to a minimum fee of £6,000 plus V.A.T. which is to be paid upon exchange of contracts.

### Price

**£650,000**

### 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)

