



## FOR SALE

24 Norton Street,  
Liverpool, L3 8PY

- Development Opportunity
- City Centre Location
- 7 Storey Tower Block with Parking Provision
- Suitable For A Number Of Uses, Subject To Planning

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### Location

The property is situated fronting onto Norton Street as it's junction with Kempston Street located in the heart of Liverpool's Knowledge Quarter and Fabric District. The property forms part of a mixed use area comprising a number of recent developments including mixed use commercial / residential and student accommodation with Liverpool City Centre and Liverpool One retail core with a short walking distance as well as all University Campuses.

### The Property

The subject property comprises a 7 storey office block previously occupied by Liverpool John Moores University suitable for a number of alternative uses, subject to planning. Internally, the building benefits from concrete flooring with carpet tiled floor coverings throughout, suspended ceiling incorporating recessed fluorescent strip lighting, HVAC system in situ and WC provision. The ground floor comprises car parking provision for approximately 16 vehicles.

### Accommodation

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

Ground Floor: 215.3 sq.m (2,318 sq.ft).  
First Floor: 413.3 sq.m (4,449 sq.ft).  
Second Floor: 308.3 sq.m (3,319 sq.ft).  
Third Floor: 308.3 sq.m (3,319 sq.ft).  
Fourth Floor: 308.3 sq.m (3,319 sq.ft).  
Fifth Floor: 308.3 sq.m (3,319 sq.ft).  
Sixth Floor: 308.3 sq.m (3,319 sq.ft).  
Sub Basement Storage: 100.6 sq.m (1,083 sq.ft).  
Sub Basement: 205.1 sq.m (2,208 sq.ft).  
Basement: 308.3 sq.m (2,739 sq.ft).

Floor plans available upon request.

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

1,132 sq.m (0.28 acres)

### Tenure

Freehold.

### Additional Information

A feasibility study and pre application has been conducted to carry out conversion of and extensions to existing building to provide 59 apartments (28no. 1 bedroom apartments, 30no. 2 bedroom apartments & 1no. 3 bedroom apartment) with associated parking, cycle storage and amenities and 12no commercial unit on the ground floor and basement levels. It is understood that 49 of the units will be within the conversion and therefore would qualify for a permitted development.

Further details upon request.

### EPC

We understand the property has an EPC Rating of C. Further details available upon request.

### Price

**£3,250,000**

### 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)

