



FOR SALE

30-23 Carlton Street,
Liverpool, L3 7ED

- In the Heart of the Ten Streets District
- Scope to Re-gear
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx GIA: 527.5 sq.m (5,677 sq.ft)

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Location

The subject property is located on Carlton Street situated approximately 1.5 miles to the northwest of Liverpool City Centre, making the location well-connected to the city's central business district, retail areas, and the iconic waterfront. The property is situated in the heart of the Ten Streets Regeneration area, one of Liverpool's most ambitious urban renewal projects. Cotton Street, a nearby key thoroughfare, links Great Howard Street (A565) with Regent Road (Dock Road), positioning the subject property within a significant growth corridor. This area is set to play a critical role as a gateway to Peel Holdings' Central Docks at Liverpool Waters, part of a £5 billion investment aimed at transforming the docklands into a vibrant hub for living, working, and leisure. To the south, the new Isle of Man Ferry Terminal will enhance connectivity, facilitating easier access for both business and leisure travelers and to the north, the highly anticipated Everton FC's new stadium at Bramley-Moore Dock is expected to draw significant foot traffic to the area

The Property

The premises consists of a steel portal frame warehouse of traditional brick construction with external profile cladding under a dual pitched roof with what appears to be corrugated metal sheet covering incorporating semi translucent panels.

Internally, the warehouse benefits from solid concrete flooring throughout with limited artificial lighting and WC provision. The premises provide a two storey mezzanine level which has been heavily portioned to provide individual rooms. Externally, the property has loading access via manual roller shutters fronting Carlton Street.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Gross Internal Area:

Warehouse: 367.2 sq.m (3,952 sq.ft)

Mezzanine: 160.3 sq.m (1,725 sq.ft)

TOTAL APPROX GIA: 527.5 sq.m (5,677 sq.ft)

Tenure

We understand the property is held Freehold.

Tenancy Information

We understand that the property is currently let on an informal basis by way of a rolling occupancy at a current passing rent of £15,000 per annum.

Proposal

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

Guide Price

£250,000.

Rates

We understand through internet enquiries that the property has a rateable value of £10,000. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates..

EPC

The property has an Energy Performance Rating of D86. A full copy of the EPC is available upon request.

Viewing

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