



FOR SALE

Salisbury Farm, 29a
Woolton Street,
Liverpool, L25 5NH

- Substantial Site in the Heart of Woolton Village
- Commercial Investment with Partially Complete Residential Conversion
- Highly Desirable Location
- Current Income: £30,290 per annum

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Location

Salisbury Farm is located fronting Woolton Street at its junction with Kings Drive in Woolton, a historic and affluent suburb in the southeast of Liverpool with the City Centre is approximately 6.2 miles to the northwest. Woolton is a highly sought-after residential area known for its village atmosphere, historic landmarks, and strong local community. The district features a mix of period properties, modern housing, and exclusive residential developments. Woolton Village, located within a short walking distance of the property, provides a range of independent shops, cafes, restaurants, and essential services. The site benefits from excellent transport links. The A562 (Menlove Avenue), a key route connecting Woolton to Liverpool City Centre, is just 0.3 miles to the north. Liverpool South Parkway, the nearest railway station, is 2.1 miles to the west, offering connections to Liverpool Lime Street, Manchester, and beyond. Bus services operate along Woolton Street and nearby High Street, providing regular links to surrounding areas.

The Property

The property consists of a Grade II listed former farm buildings understood to date back to the late 1800s with cobbled yard to the rear with outbuildings and comprising a two storey end terraced building of traditional brick construction under a slate roof. The ground floor comprises a small retail unit currently occupied by a local Cheese maker. The front elevation has a retail display style, single glazed, timber framed hard frontage with a proportion recessed back from the pavement. Internally, the ground floor benefits from a predominantly open plan retail sales area providing ancillary storage and office provision to the rear. The remainder of the ground floor and the first floor comprises self-contained residential provision comprising 3 x 1 bed apartments albeit the redevelopment is part complete (circa 70%)

almost at 2nd fix phase with walls partially skimmed awaiting finishes and with bathroom suites and kitchen yet to be installed. The 'outbuildings' comprise two further Tenants; 'The Village Joinery' and a farm shop selling local produce and fit out for their purpose

Accommodation

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

Ground Floor

Cheese Shop (Net Internal Area): 69.8 sq.m (751 sq.ft)

Apartment One (IPMS 2): 54 sq.m (581 sq.ft)

First Floor

Apartment Two (IPMS 2): 54 sq.m (581 sq.ft)

Apartment Three (IPMS 2): 58 sq.m (624 sq.ft)

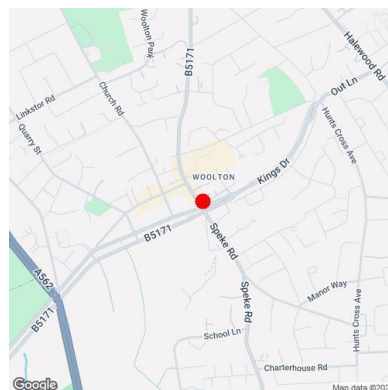
Outbuildings

'The Village Joinery' (Gross Internal Area): 150 sq.m (1,615 sq.ft)

Farm Shop (Net Internal Area): 43 sq.m (463 sq.ft)

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

Total Approx Site Area: 1,410 sq.m (0.348 acres).



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Tenancy Information

We understand the site comprises the following occupational tenancies;

Cheese shop – a term of 3 years from 1st March 2024 at a current passing rent of £9,360 per annum.

‘The Village Joinery’ – a term of 1 year from 1st February 2024 at a current passing rent of £9,100 per annum

Farm Shop – a term of 1 year from 1st October 2024 at a current passing rent of £5,330 per annum

O2 (telecommunication mast) – lease term unknown producing a current passing rent of £6,500 per annum.

Further details available upon request.

Tenure

We understand the site is held Freehold

Guide Price

£925,000

EPC

Full copies of the EPCs are 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.

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)

