



FOR SALE

9 Blackstone
Street, Liverpool,
L5 9TY

- To be sold via Auction on 21.05.26
- 150 yards from Everton FC New Stadium
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx GIA: 1,158.1 sq.m (12,466 sq.ft)

Location

The property is situated on Blackstone Street, approximately 1.5 miles northwest of Liverpool City Centre, providing convenient access to the city's business district, retail core, and waterfront. The area is undergoing significant regeneration and lies close to the Ten Streets Regeneration Area. Blackstone Street connects Great Howard Street (A565) with Regent Road (Dock Road), placing the property within a key growth corridor. The location will benefit from major nearby developments, including Peel Holdings' £5 billion Liverpool Waters scheme, the new Isle of Man Ferry Terminal, and Everton FC's new stadium at Bramley-Moore Dock, all of which are expected to drive increased activity and investment in the area

The Property

The premises comprises a distinctive detached warehouse, dating from circa 1875, offers full-height industrial accommodation with approx. 11m eaves of solid brick construction, a curved steel truss roof, complemented by first-floor offices and a large mezzanine with kitchen and WC facilities with dual roller shutter access points from Blackstone and Fulton Streets. Internally, the property benefits from modern finishes, suspended ceiling etc albeit in need of refurbishment suitable for a number of uses, subject to planning.

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:

Ground Floor: 830.54 sq.m (8,940 sq.ft)

First Floor: 93.00 sq.m (1,001 sq.ft)

Second Floor/Mezzanine: 234.58 sq.m (2,525 sq.ft)

Total Approx: 1,158.12 sq.m (12,466 sq.ft)

Tenure

We understand the site is held Freehold

Proposal

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

Guide Price

£750,000

Costs

Our client requires the purchasing party to contribute the equivalent of 2.8% of the agreed purchase price plus V.A.T. towards the client's agent's selling fee, subject to a minimum fee of £10,000 plus V.A.T. which is to be paid upon exchange of contracts.

Rates

We understand through internet enquiries that the property has a rateable value of £17,250. 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

A full copy of the EPC is available upon request.

Viewings

Strictly by appointment via Sutton Kersh Auctions.