



## FOR SALE

9 Blackstone Street,  
Liverpool, L5 9TY

- Development Opportunity
- 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)

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### Location

The subject property is located on Blackstone 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 close proximity to the Ten Streets Regeneration area, one of Liverpool's most ambitious urban renewal projects. Blackstone Street is a 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 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.

### Price

**£1,500,000**

### 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..](http://www.voa.gov.uk/businessrates..)

### EPC

A full copy of the EPC is available upon request.

### 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](mailto:tom.pearson@skrealestate.co.uk))