



FOR SALE

17-19 Carlton Street,
Liverpool, L3 7ED

- In the Heart of Ten Streets District
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 448.4 sq.m (4,827 sq.ft)

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Location

The property is situated on Carlton Street, approximately 1.5 miles northwest of Liverpool City Centre, in the heart of the Ten Streets Regeneration area — a key growth corridor linking Great Howard Street (A565) to Regent Road (Dock Road). This vibrant district forms part of the £5 billion Liverpool Waters redevelopment, set to transform the docklands into a dynamic hub for living, working, and leisure. Historically industrial, Regent Road and its surroundings are undergoing significant regeneration, with a growing mix of commercial premises, modern residential developments, and new infrastructure. The location benefits from major nearby projects including the new Isle of Man Ferry Terminal and Everton FC's Bramley-Moore Dock Stadium, both expected to boost footfall and economic activity. The property enjoys excellent transport links. Sandhills Merseyrail Station is just 0.7 miles away, providing frequent services to Liverpool City Centre and beyond. Multiple bus routes operate along Regent Road, and Junction 8 of the M53 motorway is approximately 5 miles west, offering access to the Wirral and Cheshire

The Property

The subject property is a two-storey mid-terraced commercial building of traditional construction, primarily formed in solid red brickwork with a painted finish to the front elevations. Internally, the ground floor comprises a predominantly open-plan workshop area currently arranged for print and light industrial use with painted concrete flooring, suspended fluorescent strip lighting and surface-mounted services. The first floor is accessed via an internal staircase comprising a self-contained office suite with an open-plan office and classrooms, along with ancillary kitchen and WC facilities.

Accommodation

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

Warehouse (GIA): 236.2 sq.m (2,543 sq.ft)

Office (NIA): 212.2 sq.m (2,285 sq.ft)

TOTAL APPROX GIA: 448.4 sq.m (4,827 sq.ft)

Tenure

Freehold.

Price

Offers in Excess of £225,000.

Rates

We understand through internet enquiries that the property has a rateable value of £17,000. 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

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)

