



FOR SALE

17-18 Falkner Square,
Liverpool, L8 7NY

- Two Interconnecting Georgian Terraces
- In the Heart of the Georgian Quarter
- 15 Bedsits with Ancillary Accommodation
- Total Approx NIA: 368.7 sq.ft (4,000 sq.ft)

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Location

The property is situated on the eastern side of Falkner Square in Liverpool's Georgian Quarter, approximately 1 mile southeast of the city centre. The area comprises elegant Georgian terraces overlooking a landscaped square and forms part of a designated Conservation Area. Many buildings nearby are now converted into flats or used as multi-occupied dwellings, with some returned to single-family homes. The property benefits from close proximity to the University of Liverpool, Liverpool John Moores University, the Royal Liverpool University Hospital, Liverpool Women's Hospital, and the city's main amenities, including Liverpool ONE and both the Anglican and Metropolitan Cathedrals. Kerbside resident permit parking is available along Falkner Square, with additional pay-and-display parking on nearby roads.

The Property

The property comprises two interconnecting Grade II listed Georgian end-terrace buildings, dating from around 1834, arranged over basement, ground, first and second floors. Formerly used as offices and bedsits, the property benefits from lift access to all levels. It is set back slightly from the pavement behind a lightwell, with a stucco-rendered front elevation featuring a portico entrance and decorative balustrades. The rear elevation includes a three-storey outrigger projection in exposed brickwork.

Internally, the ground floor provides office space, kitchen facilities and one bedsit. The lower ground floor includes a communal dining area, kitchen, laundry, pool room and two bedsits. The first and second floors each provide a communal kitchen and six ensuite bedsits. The property is heated via a gas-fired central heating system and is fitted with a hard-wired fire alarm and emergency lighting throughout.

Accommodation

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

Ground Floor: 81.5 sq.m (877 sq.ft)

Lower Ground Floor / Basement: 94.2 sq.m (1,014 sq.ft)

First Floor: 96.2 sq.m (1,035 sq.ft)

Second Floor: 96.8 sq.m (1,041 sq.ft)

Tenure

We understand the property is held long leasehold from Liverpool City Council for the residue term of 125 years from 31st March 1995 and to be sold with Vacant Possession.

Price

£750,000.

Council Tax

We understand through internet enquiries that the property is in Council Tax Band E. Interested parties should make their own enquiry of Liverpool City Council at www.liverpool.gov.uk/council-tax.

EPC

The property has an Energy Performance Rating of C57. 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)