



FOR SALE

Land & Buildings,
15-17 Fulton Street,
Liverpool, L3 0AP

- Prominent Freehold Development Opportunity
- Located Directly Opposite Everton FC's New Stadium
- Planning Permission for 80-bedroom Hotel
- Potential for alternative uses (STP)

Location

The property occupies a highly prominent position fronting Regent Road, Blackstone Street (A5054) and Fulton Street, approximately 1.2 miles north of Liverpool City Centre. The site lies immediately opposite Everton Football Club's new 53,000-seat Hill Dickinson Stadium, a transformational development opened in August 2025, which is expected to drive significant footfall and commercial demand in the surrounding area. The property benefits from excellent connectivity approximately 15 minutes' walk to Sandhills Merseyrail Station and strong road links via the A5054 to surrounding arterial routes. The immediate area is undergoing rapid change, emerging as a new leisure, hotel and mixed-use district to the north of Liverpool city centre within close proximity to the Titanic Hotel and wider dockside regeneration

The Site

The site comprises a cleared development site occupying a highly visible corner position; and a substantial 5-storey traditional Victorian warehouse fronting Fulton Street. The existing building provides an attractive heritage features, including exposed brickwork and timber beams with strong potential for conversion, refurbishment or integration into redevelopment. The site benefits from dual frontage and excellent visibility, making it well suited to a hotel or other commercial uses

Accommodation

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

Site Area Approx: 0.172 acres (696.47 sq.m).

The proposed development provides the following Gross Internal Areas:

Basement: 602.4 sq.m (6,484 sq.ft)

Ground Floor: 574.8 sq.m (6,187 sq.ft)

First Floor: 606.1 sq.m (6,524 sq.ft)

Second Floor: 606.1 sq.m (6,524 sq.ft)

Third Floor: 606.1 sq.m (6,524 sq.ft)

Fourth Floor: 325.4 (3,502 sq.ft)

Tenure

The site is held Freehold under the Title Number: MS542719.

Planning

Planning permission has been granted for erection of a new 5-storey building and change of use of 15-17 Fulton Street to create an 80-bedroom hotel (Use Class C1) - Application Ref: 22F/3397. In addition Listed Building Consent (Ref: 22L/3415) was granted on 11 June 2025 for alterations and conversion works to the existing warehouse.

Further information available upon request.

Price

Offers Invited

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skre.co.uk)