



FOR SALE

47-49 Lime Street,
Liverpool, L1 1JQ

- Prime city centre location opposite Liverpool Lime Street Station
- Block of 6 self-contained flats with serviced accommodation history (up to 48 guests)
- Estimated gross income potential of £160,000–£310,000+ per annum
- Asset management opportunities including serviced accommodation, AST or HMO use (subject to consents)

Location

The property occupies a highly prominent position on the eastern side of Lime Street (A5038), immediately adjacent to Liverpool Lime Street Station, the city's principal mainline railway terminus. The property benefits from excellent connectivity, with Queen Square Bus Station and Liverpool Central Station both within a short walk, and Liverpool ONE approximately 5 minutes to the south-west. The immediate area comprises a vibrant mix of retail, leisure, hotel and educational uses, with strong pedestrian footfall driven by the station and nearby landmarks including St George's Hall and Liverpool Empire Theatre

The Property

The property comprises a mid-terraced, four-storey Georgian building of traditional brick construction with rendered elevations beneath a pitched roof. The accommodation is arranged over part ground and three upper floors, together with a mezzanine level within the eaves. The upper floors are accessed via a self-contained entrance from Lime Street, providing independent access to 6 self-contained residential units, arranged as two flats per floor. The property has previously operated as serviced accommodation and is fitted out to a high standard throughout. Each unit includes modern bathroom facilities, with additional features such as installed hot tubs, with floors reinforced accordingly and appropriate extraction systems in place. The building also benefits from HVAC systems serving the accommodation. The mezzanine/eaves level offers potential to create an additional self-contained unit, subject to the necessary consents.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition). On an IPMS 2 basis, each flat extends to approximately:

50 sq.m (538.2 sq.ft)

Additional Information

The property previously operated as serviced accommodation for up to 48 guests (8 guests per flat). With a strong trading potential and located in a high-demand would estimated gross income of circa £240,000 per annum in accordance with current room rates and occupancy levels.

Tenure

We understand that the premises are held by way of a long lease, for the residue term of 999 years, commencing 1 June 1997 at a peppercorn ground rent. Further details are available upon request.

EPC

We understand the property has an Energy Performance Rating of C. Full report available upon request.

Price

£950,000, to be sold with vacant possession.

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)