



FOR SALE

Upper Floors, 17-19
Lord Street,
Liverpool, L2 9UW

- Prime City Centre Location
- Liverpool's Retail and Commercial Core - Opposite LiverpoolONE
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 1,205 sq.m (12,972 sq.ft)

Location

The property is prominently positioned on the upper floors of 17-19 Lord Street in the heart of Liverpool city centre, within the city's prime retail and commercial core. Lord Street is a key retail thoroughfare, renowned for its period architecture, covered walkways and strong line-up of national and international occupiers. Located close to the junction with North John Street, the property benefits from direct connectivity to Church Street, Liverpool's principal retail pitch, and from consistently high pedestrian footfall. The surrounding area provides a vibrant mix of retail, leisure and office uses, with numerous established brands and amenities nearby. Liverpool ONE is within a short walk, while Liverpool Lime Street Station is easily accessible and multiple bus routes also serve the immediate area, ensuring excellent connectivity

The Property

The property comprises self-contained office accommodation arranged over basement, ground floor entrance and three upper floors, accessed via a dedicated entrance from Lord Street with an internal staircase serving all levels. The upper floors provide predominantly open plan accommodation on a regular column grid, benefiting from good natural light via perimeter windows. The space is currently presented in shell condition, with stripped-back finishes and limited services however there is a personnel lift is located to the rear, although this was not operational at the time of inspection. Overall, the property offers a substantial and flexible floorplate, suitable for comprehensive refurbishment and reconfiguration, subject to the necessary consents

Accommodation

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

Basement: 90 sq.m (965 sq.ft)

Ground Floor: 120 sq.m (1,300 sq.ft)

First Floor: 465 sq.m (5,007 sq.ft)

Second Floor: 390 sq.m (4,200 sq.ft)

Third Floor: 140 sq.m (1,500 sq.ft)

TOTAL: 1,205 sq.m (12,972 sq.ft)

Tenure

We understand that the premises are held by way of a long lease, for the residue term of 999 years, commencing 30 September 2022 at a peppercorn ground rent. Further details are available upon request.

EPC

Full report available upon request.

Price

£1,100,000

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)