



TO LET

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

- Prime Location
- Located Directly Opposite Everton FC's New Stadium
- Suitable for food & beverage, leisure and hospitality operators (STP)
- Total Approx GIA: 1,342 sq.m (14,450 sq.ft)

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 Property

The property comprises a cleared site occupying a highly prominent corner position together with a substantial 5-storey Victorian warehouse fronting Fulton Street. Retaining attractive heritage features, including exposed brickwork and timber beams, the property offers an exciting opportunity for refurbishment positioned directly opposite Everton FC's new stadium and is ideally suited to food & beverage, leisure and hospitality operators (STP).

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 building provides the following Gross Internal Areas:

Basement: 273.25 sq.m (2,941 sq.ft)

Ground Floor: 273.25 sq.m (2,941 sq.ft)

First Floor: 273.25 sq.m (2,941 sq.ft)

Second Floor: 273.25 sq.m (2,941 sq.ft)

Third Floor/Eves: 249.2 (2,688 sq.ft)

Total: 1,342 sq.m (14,450 sq.ft)

Tenure

The premises are available to let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

Offers Invited

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@skre.co.uk)

