

# For Sale

Upon instructions of the Joint LPA Receivers

**LANDWOOD  
GROUP**



**17, 19 & 21 Castle Street, Liverpool L2 4SX**

## Prime City Centre Conversion Opportunity

- Substantial office building, with favourable decision on planning consent for change of use to an aparthotel with 33 self-contained serviced apartments, subject to agreement of a Section 106
- Excellent location, adjacent to Liverpool City Centre's core office area, and close to the main retail district.
- Attractive Grade II listed building, located within the Castle Street Conservation Area and the Maritime Mercantile City former World Heritage Site.
- Gross internal Area of approximately 1,350 SqM (14,540 SqFt).
- Freehold building.

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## Location

The property is located on Castle Street which connects Liverpool's office core with the main retail district. Liverpool One Shopping Centre is within easy walking distance and provides a range of national retailers to include John Lewis and JD Sports, and the property is also close to a range of bars, restaurants and cafes. Adjacent occupiers include Gino D'Campo, Restaurant Bar & Grill and San Carlo's.

The property lies within the Castle Street Conservation Area and the Maritime Mercantile City former World Heritage Site. Castle Street provides a number of large historic buildings, many of which are listed. These predominantly provide upmarket retail and leisure facilities to the ground floors, with a mixture of offices, apartments and hotel uses above.

The property is well located for local transport links, being just 0.2 miles from both Moorfields and James Street Railway Stations. Liverpool Lime Street Railway Station is 0.7 miles from the property and Liverpool Central Railway Station is 0.5 miles away.

## Description

The property comprises an attractive Grade II listed large four storey plus basement building, constructed in the 1880's. The property is built with a mixture of stone and polished granite elevations, which incorporate timber framed single glazed windows with ornate stone surrounds. The roof is pitched and hipped, and slate covered.

The building is currently configured to provide two retail units to the ground floor, with basement storage alongside offices to the ground floor and three upper floors. The two retail units have been sold off on separate long leasehold titles, which are not included within the demise.

## Accommodation

The approximate Gross Internal Areas are as follows;

Description	SqM	SqFt
Basement	61.82	665
Ground Floor	216.02	2,325
First Floor	312.81	3,367
Second Floor	312.81	3,367
Third Floor	312.81	3,367
Fourth Floor	134.49	1,448
<b>TOTAL</b>	<b>1,350.76</b>	<b>14,540</b>

## Planning

The property has a favourable decision for planning consent under planning ref: REF: 19L/2246 and 19F/2245, for change of use from offices to an aparthotel with 33 self-contained serviced apartments (class C1) and associated ancillary facilities. This is subject to the agreement of a Section 106 and with conditions on 14 January 2020.

## Tenure Information

The premises are held under freehold title MS454520.

## Further Information

A sale pack including further information is available on request.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price

Offers Invited in excess of £1,500,000.

## Viewings

Strictly by appointment.

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