



**LANDWOOD
GROUP**

For Sale

Upon instructions of a private client

11 Davies Street, Liverpool L1 6HB

City Centre Conversion Opportunity

- Substantial commercial building with planning consent for change of use to a 34-unit aparthotel with ground floor commercial units.
- A former Victorian warehouse with period features.
- City Centre location, close to Liverpool One and the main retail district.
- Net Internal Area of approximately 1,315.6 Sq. M (14,162 Sq. Ft).
- Freehold building.

Landwood Group,
8th Floor Walker House
Exchange Flags
Liverpool
L2 3YL

T: 0161 710 2010
F: 0161 710 2050
W: www.landwoodgroup.com

CONTACT

Richard Parkinson / Kathryn Edwards
0161 710 2010
Richard.parkinson@landwoodgroup.com
Kathryn.edwards@landwoodgroup.com



Location

The property is located on Davies Street, which is situated between Dale Street and Victoria Street. Liverpool One Shopping Centre and the main retail district is within easy walking distance and provides a range of national retailers to include John Lewis and JD Sports.

The property lies within the business quarter of Liverpool, which is a well-established and popular location, and the property is also close to a range of bars, restaurants, and cafes.

The property is well located for local transport links, being just 0.4 miles from both Moorfields and James Street Railway Stations. Liverpool Lime Street Railway Station is 0.5 miles from the property and Liverpool Central Railway Station is 0.5 miles away.

Description

The property comprises a former Victorian warehouse, arranged over four storeys plus basement, which was constructed in the 1880's and benefits from period features.

The property is built with brick elevations, which incorporate timber framed sash windows, and a steel loading bay. The building was previously used as the 'Crash Rehearsal Studios' with ancillary accommodation.

Internally, there are two stairwells that provide access to the upper floors, and we understand the property benefits from mains electric and drainage.

Accommodation

Net Internal Area of approximately 1,315.6 Sq. M (14,162 Sq. Ft).

Planning

The property has planning consent for a change of use and erection of two storey rooftop extension to accommodate 24 serviced apartments to upper floors with bar/restaurant and serviced apartment reception to ground floor, rehearsal space and recording studios to basement under REF: 17F/2947. This consent was then superseded in 2019 with another application under REF: 19F/0807 to vary the apartments from 24 to 34.

Tenure Information

The premises are held under freehold title MS339569.

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 in excess of £1,200,000.

Viewings

Strictly by appointment.

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