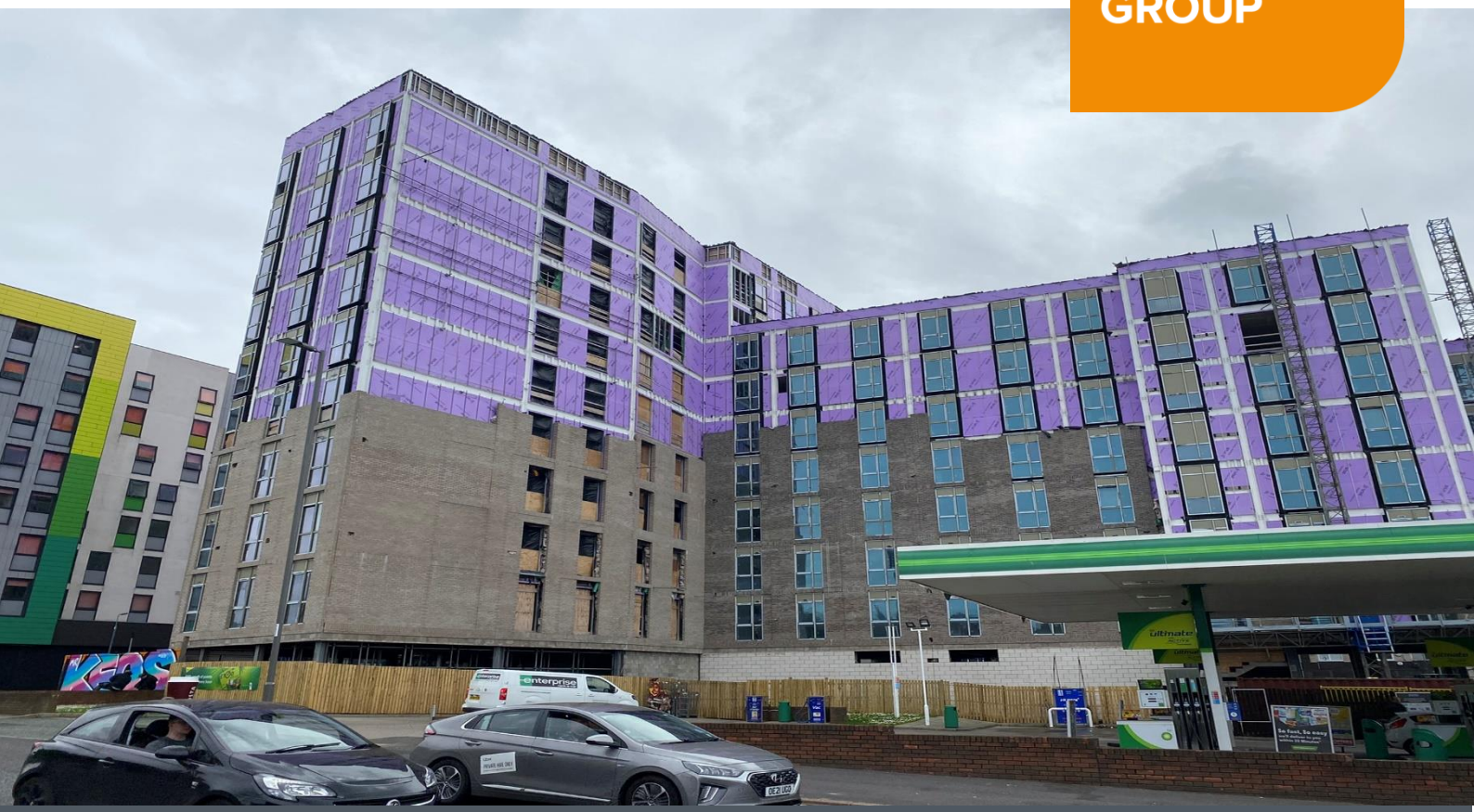
For Sale

Upon instructions of the Joint Administrators

LANDWOOD GROUP



33 Devon Street and 25 Falkland Street, Liverpool, L3 8HA

Prominent Part Complete Development

- Development commenced of 208 studio apartments and commercial units
- Potential for alternative/modified schemes STP
- Located in the Fabric District, on the western part of Liverpool City Centre
- Close to Universities
- Area of regeneration and significant transformation
- Site approximately 0.15 hectare (0.37 acre)
- Available with Vacant Possession

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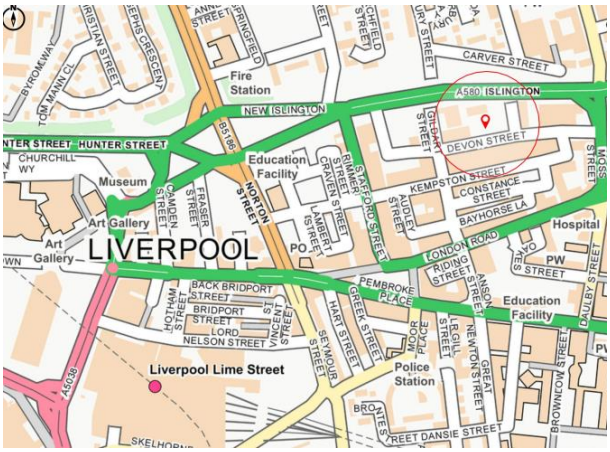

Location

The site is located in an area known as the Fabric District, on the western edge of Liverpool City Centre. The area is known as the Fabric District due to its historic associations with fashion and textiles and is located between Islington and London Road. The Fabric District is a key area for regeneration in Liverpool, with a long term plan to create new homes and working spaces, alongside leisure and recreational uses.

The Fabric District borders Lime Street and the Knowledge Quarter, which is home to the City's Universities and the £1bn Paddington Village Scheme.

Description

The site houses a part complete development of 208 studio flats and commercial units. There has been substantial works on the site, including the main structure and roof, along with internal floors and stairwells. There has been more significant internal works to the first three floors, to create the individual studios and commercial units.

The property is positioned on a site extending to circa 0.37 acres

Accommodation

The development was expected to comprise 208 studio apartments, over nine floors and two commercial/business units on the ground floor with Class E use.

Tenure Information

The premises are held under a long leasehold title for a period of 150 years at a peppercorn rent with 145 years remaining, under title number MS640794.

Tenancies

Available with vacant possession, or sold subject to the existing sale contracts (see Price section below and Information Pack).

Important Information/Planning

There are various planning applications relating to the site. Please request a copy of the Information Pack for further details but we would also recommend that all buyers make their own enquiries through Liverpool City Council.

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 over £3,000,000.

Sales have been agreed on the wider scheme and our clients wish us to seek offers both subject to the existing sale contracts remaining in place, or free from them with respect to the sales agreed on the wider units.

Viewings

Strictly by appointment

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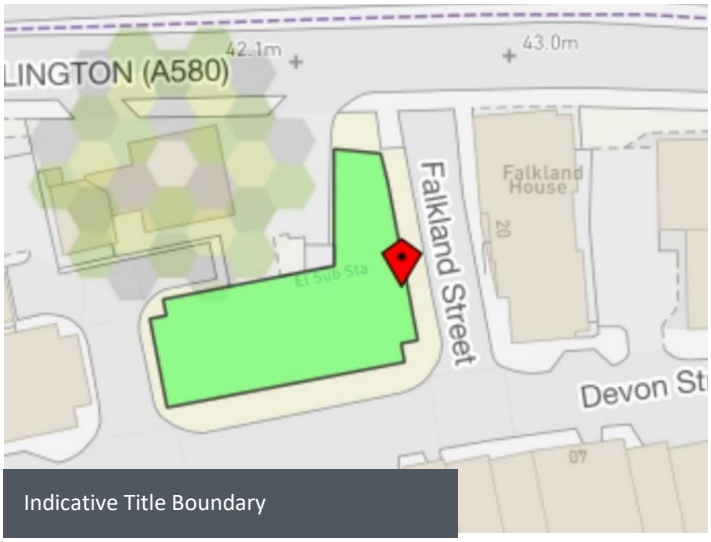
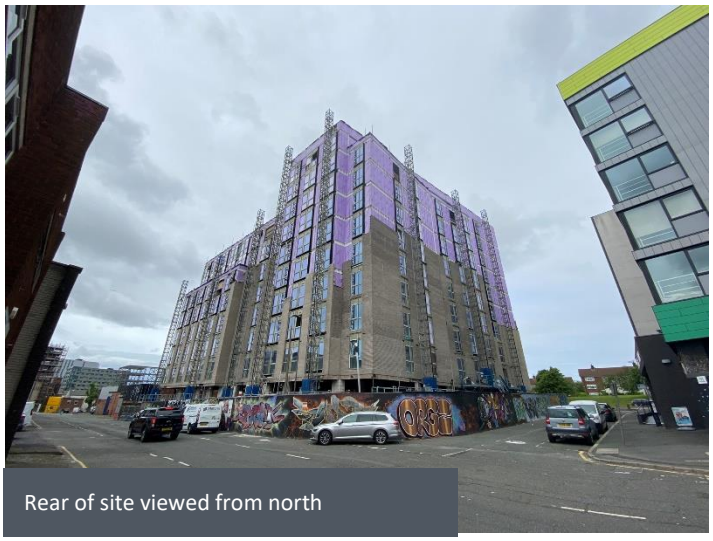
Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property

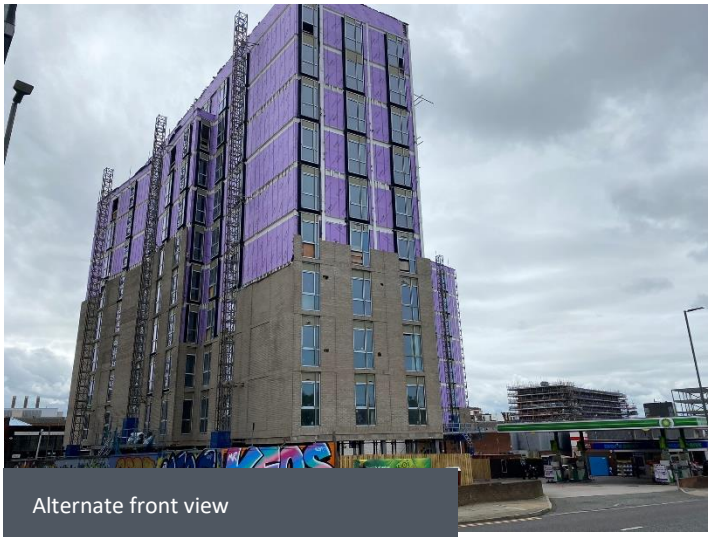


Indicative Title Boundary

Rear of site viewed from south



Rear of site viewed from north



Alternate front view