

**REQUEST FOR BEST AND FINAL OFFERS  
33 DEVON STREET, LIVERPOOL, MERSEYSIDE, L3 8HA****OFFERS**

Please note Best and Final offers are requested before midday Friday 22<sup>nd</sup> July. Please submit to [james.ashworth@landwoodgroup.com](mailto:james.ashworth@landwoodgroup.com)

When making an offer please can you confirm the following:

- 1) Purchasing entity – Purchaser & Fund (if applicable)
- 2) Purchase Price
- 3) Is your offer based on the Administrators being able to offer vacant possession, or subject to the existing sale agreements? \*
- 4) Conditions (if any)
- 5) Finance, or cash (including proof of funds)
- 6) Timetable for exchange and completion of the acquisition
- 7) Confirm you have reviewed and are satisfied with the information in the Information Pack document (plus the Buyer Overview document if offering subject to the existing sale agreements) – both available on request
- 8) Solicitor Details – Purchaser & Fund (if applicable)

\*Should the Administrators opinion be that that a sale with vacant possession be appropriate they will make an application to the Court under para 71 of Schedule B1 of the Insolvency Act 1986 and they would propose an exchange of contracts with completion conditional upon the order being granted.

Please note the Administrators are not bound to accept the highest, or indeed any offer.

**VIEWINGS**

If you wish to view the property, we can offer you an opportunity to have an accompanied walk round the site as a block viewing on the dates below (note you will need to bring your own PPE, including hard hat and a torch).

These dates and timings are set and if you require an extended time at the site prior to offering to carry out any detailed investigations, or surveys, then please contact us as soon as possible.

- Thursday 7<sup>th</sup> July 11am to Midday – to attend contact James Ashworth  
[james.ashworth@landwoodgroup.com](mailto:james.ashworth@landwoodgroup.com)
- Tuesday 19<sup>th</sup> July 11am to Midday – to attend contact Kathryn Edwards  
[kathryn.edwards@landwoodgroup.com](mailto:kathryn.edwards@landwoodgroup.com)

**Landwood Group**

Chartered Surveyors | Asset Managers | Auctioneers

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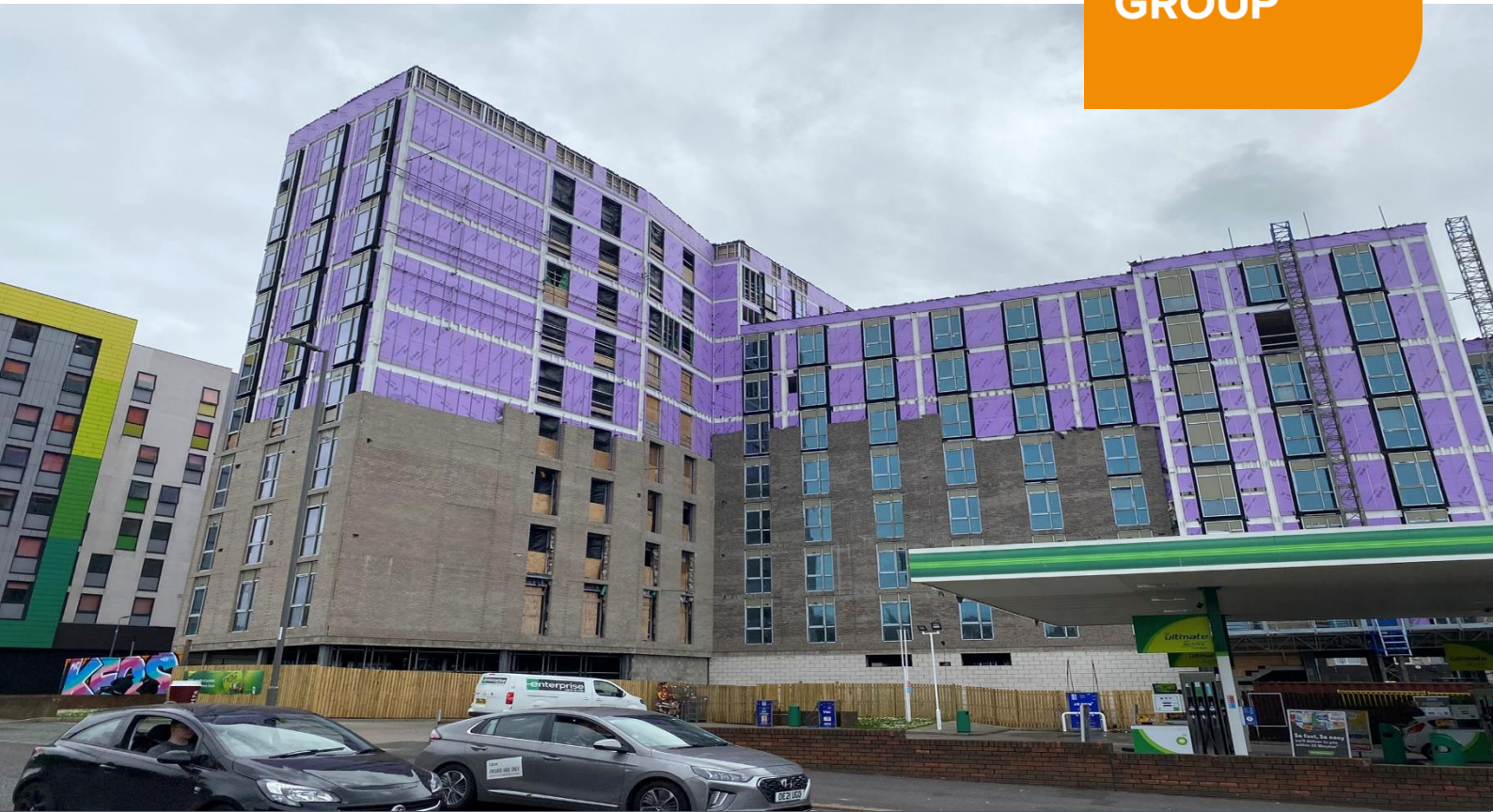


Company No. 06655681  
VAT Reg No. 939390681  
Landwood Group is a trading name of  
Landwood Commercial (Manchester) Limited

# 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

**Landwood Group,**  
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### CONTACT

**James Ashworth**  
0161 967 0122  
[James.ashworth@landwoodgroup.com](mailto:James.ashworth@landwoodgroup.com)



## 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

**James Ashworth**

0161 967 0122

James.ashworth@landwoodgroup.com

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