



29 Devon Street, **Liverpool, L3 8HA**

FOR SALE Upon instructions of a Private Client

WAREHOUSE/STORAGE PREMISES WITH DEVELOPMENT POTENTIAL LIVERPOOL CITY CENTRE

CONTACTS

James Ashworth/Jonathan Brownlow

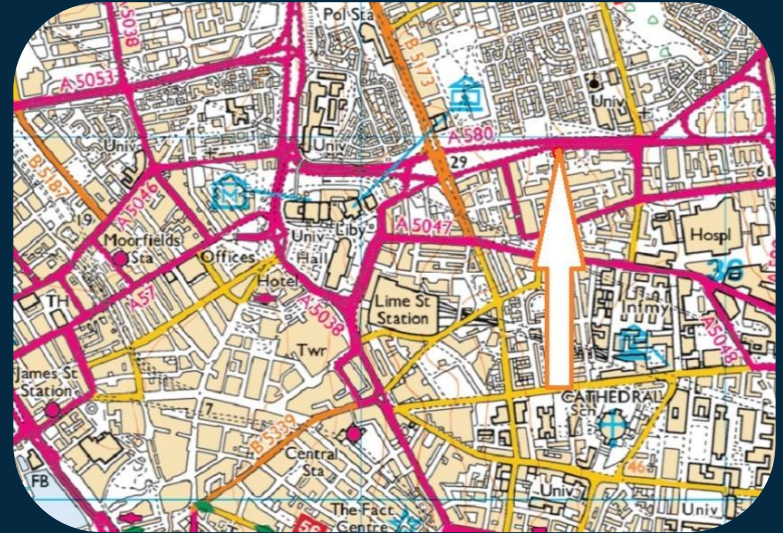
T: 0161 967 0122

E: james.ashworth@landwoodgroup.com

E: jonathan.brownlow@landwoodgroup.com

KEY CONSIDERATIONS

- City Centre location.
- Area of regeneration within the “Fabric District”.
- Warehouse premises currently used as cash and carry wholesalers.
- Approximately 454.65 sq m (4,894 sq ft).
- Long Leasehold.
- Potential for alternative use subject to planning and lease regear/extension agreed with freeholder (Liverpool City Council)
- Currently tenanted and intentions to sell with vacant possession anticipated first quarter 2025.



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LOCATION

The property 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.

Surrounding the property are a number of residential and student developments as well as a range of commercial uses.

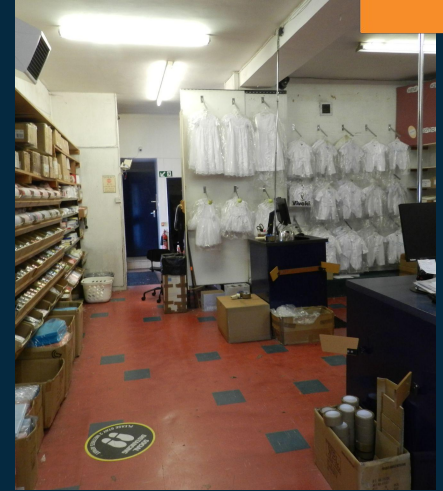
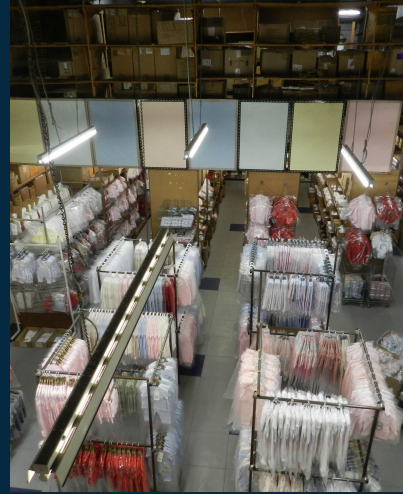
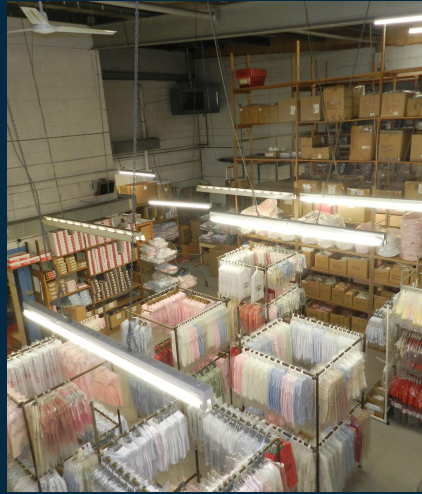
DESCRIPTION

The property comprises a 2 storey workshop/storage/office unit that extends to approximately 454.65 sq m (4,894 sq ft). The property is currently in use as a wholesale cash and carry, with the accommodation arranged as warehouse, with offices and storage to the ground floor and at first floor is a canteen additional storage and ancillary space. There's also a timber mezzanine level (note not included in floor areas stated).

The premises have a powmatic gas blower and fluorescent strip lighting. Eaves height ranges from a minimum of 4.3m to a maximum of 6.5m.

PLANNING

Interested parties considering future redevelopment or alternative use should consult direct with the Local Planning Office: [Planning for businesses and professionals - Liverpool City Council](#).



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TENURE INFORMATION

The property is held long leasehold for a term of 99 years from 12 September 1974 at a current ground rent of £1,000 payable every 6 months.

The lease provides for rent reviews in 2024 (outstanding) and 2049. The basis is that the revised rent shall be a proportion of the annual rack rent and we understand that this was previously agreed at a ratio of 1:8.5. A copy of the lease is available on request.

ACCOMMODATION

Gross internal Area: 454.65 sq m (4,894 sq ft):

Warehouse – 298.83 sq m (3,217 sq ft)
GF Offices and storage – 80.47 sq m (866 sq ft)
FF Canteen, storage & ancillary – 75.35 sq m (811 sq ft)

VAT

All figures quoted are exclusive of VAT.

PRICE

Guide - £200,000, subject to contract

VIEWINGS

Strictly by appointment.

LEGAL COSTS

Each party will be responsible for their own legal costs.

CONTACT US TO ENQUIRE



JAMES ASHWORTH

Partner

T: 0161 967 0122

E: james.ashworth@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate,
Manchester, M3 2BW



JONATHAN BROWNLOW

Director

P 0161 967 0122

E: jonathan.brownlow@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate,
Manchester, M3 2BW