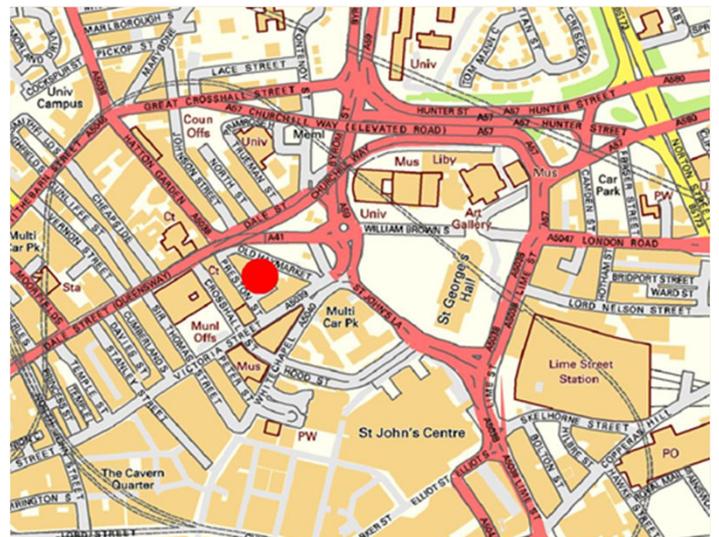
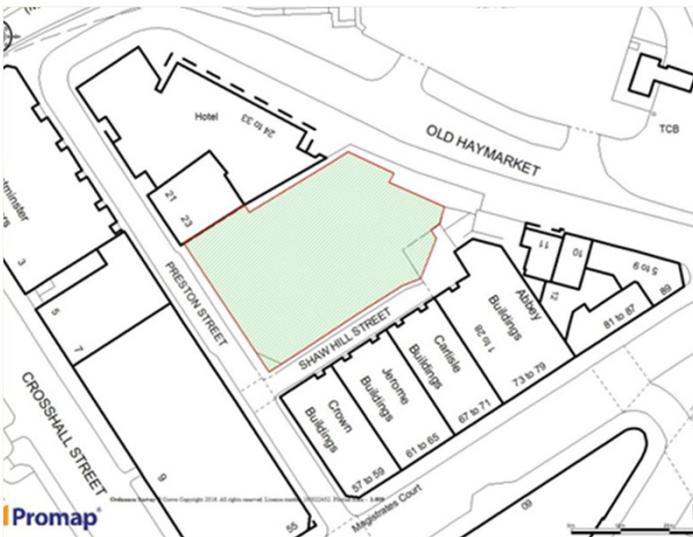




- **0.38 acres (0.154 ha)**
- **Vacant site**
- **City centre development opportunity**
- **To be sold by way of informal tender**

## Location

The property is located on Old Haymarket overlooking St George's Plateau with views of St George's Hall, the Walker Art Gallery and Central Library in the heart of Liverpool City Centre. Liverpool Lime Street is a 5 minute walk east of the property and Junction 4 of the M62 is approximately 4 miles east, providing access to the wider North West Region. Liverpool One, the city's prime retail core, is located approximately 0.5 miles to the south. The property is in close proximity to Liverpool John Moore's University and the University of Liverpool.



## Description

The property comprises a 0.38 acre (0.154 ha) brownfield site which is currently vacant. Until recently the property has been used as a car park.

## Tenure

The property is held long leasehold under title number MS567252. The lease forms part of a 999 year headlease which commenced in 1998. Interested parties should note that the lease includes rent review provisions that could be triggered in the event of a redevelopment of the site. Copies of the lease and headlease are available upon request.

Interested parties are advised to seek their own legal advice in relation to the leasehold interest being offered for sale and all offers submitted for the property are accepted on the basis that the buyer has full knowledge of the title to the site and the contents of the leasehold title and this has been taken into account in any offers submitted.

## **Planning**

The property is situated within St George's Quarter and is allocated as part of a mixed use area within Liverpool's local plan. It is also within the Liverpool Mercantile City World Heritage Site and the Castle Street Conservation Area. There are a number of listed buildings within close proximity of the property.

Interested parties should make their own enquiries of the Local Planning Authority.

In 2016, Day Architectural were commissioned to complete a pre-application design study, taking into account potential planning constraints for the site. A copy of this document can be made available upon request.

## **Legal costs**

Each party will be responsible for their own legal costs incurred in the transaction.

## **Method of Sale**

The site is to be sold by way of informal tender. Unconditional offers for our client's leasehold interest are preferred. Offers submitted should detail:

- Financial proposal
- Conditions attached to the offer
- Timetable for exchange and completion
- Proof of funding

## **VAT**

VAT if applicable will be charged at the standard rate.

## **Viewings**

The site can be viewed from the public highway.

# For more information

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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