# 0151 268 5280 eddisons.com

# **Eddisons**

FOR SALE – RESIDENTIAL/MIXED-USE DEVELOPMENT SITE



30 GRAFTON STREET, BALTIC TRIANGLE, LIVERPOOL L8 5SF

Size: 0.193 ha (0.477 ac) approx

- Baltic Triangle location close to Liverpool City Centre
- Prominent site fronting Grafton Street opposite Cains Brewery Village
- Freehold

#### **LOCATION**

The site/property is located fronting Grafton Street close to its intersection of Stanhope Street and located in Liverpool's Baltic Triangle, an area which has seen significant re-development in recent years comprising the re-development and re-purposing of warehouses to offices, creative spaces, studios, hotels, clubs and concept bars.

The site is opposite the Cains Brewery Village which is a popular destination comprising of coffee shops, food markets and bars.

The property lies a close distance from the proposed Liverpool Baltic railway station on the Merseyrail Northern Line where construction is expected to commence in 2025.

#### **DESCRIPTION**

The site is currently occupied by warehouse/workshops of steel truss construction with profile roof, brick walls and concrete floors. The units are lit via fluorescent strip lighting and not heated. There is a narrow side access leading onto Stanhope Street. Please note the site also incorporates part of Fisher Street.

#### **ACCOMMODATION**

The area of the existing warehouses is as follows:

UNIT	$M^2$	SQ FT
Fronting Building	1,054	11,347
Rear Building	648	6,978
Side Loading Bay	65	700
TOTAL	1,767	19,025

#### **TENURE**

The property is held freehold under Title No: MS317970, MS282160 and MS288366.

In addition, land incorporating Fisher Street will be incorporated into the available accommodation under a newly registered title of MS718999.

#### **BUSINESS RATES**

The existing property is entered in the 2023 Rating List as follows:

Description: Workshop & Premises Rateable Value RV £20,750

#### **EPC**

An EPC is being commissioned and is available upon request.

#### **TERMS**

Our client's freehold interest is placed to the market with offers invited with further information to include Land Registry documents available upon request. Please note that our client is seeking unconditional offers only (as opposed to offers conditional upon receipt of satisfactory planning permission).

#### VAT

We understand that the transaction will not be subject to VAT.

#### LEGAL COSTS

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

## **VIEWING**

Strictly via the agents
Eddisons
Robert Diggle
0151 268 5280
robert.diggle@eddisons.com

February 2025

For more information, visit eddisons.com T:0151 268 5280



### **PHOTOGRAPHS**



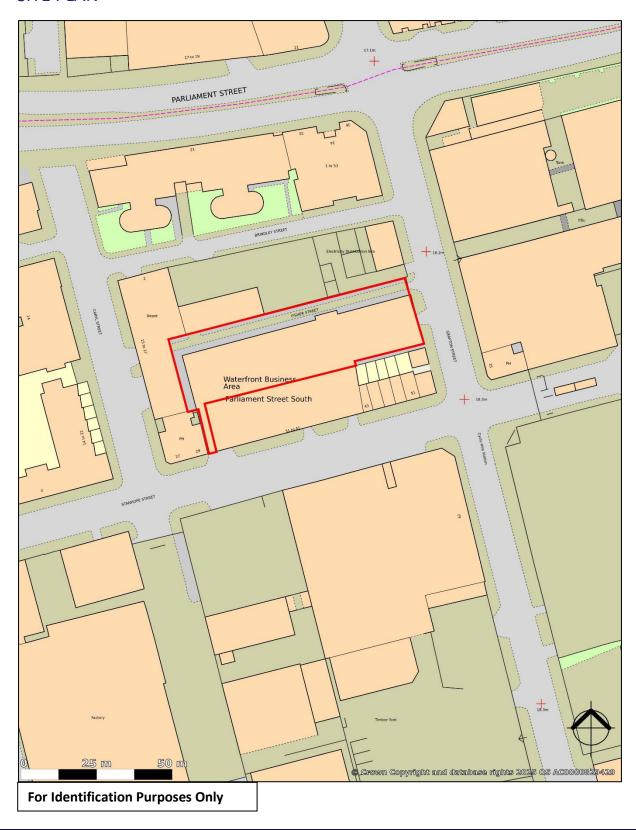


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#### $Important\,Information$

# SITE PLAN



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#### Important Information