

0151 268 5280

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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 Diggie
0151 268 5280
robert.diggie@eddisons.com

February 2025

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

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building’s services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.



PHOTOGRAPHS



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SITE PLAN



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