

# For Sale

Upon Instructions of the **Fixed Charge Receivers**

**LANDWOOD  
GROUP**



**31 Gildart Street, Liverpool, Merseyside, L3 8ET**

## **Development opportunity/vacant workshop/storage/office premises**

- 2 storey workshop/storage/offices
- Approximately 462 sq. m ( 4,972 sq. ft)
- Development potential (subject to obtaining any necessary consents)
- Resolution to approve planning for 8 storey student accommodation scheme subject to a s.106.
- Situated in the Fabric District

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## 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 property comprises a 2 storey workshop/storage/office unit that extends to approximately 462 sq. m (4,972 sq. ft). The property currently provides workshop space to the ground floor with offices to the first floor,

The property is considered to have development potential subject to obtaining the necessary consents and Application ref. 19F/0612 went to Planning Committee on 10th December 2019 and received a resolution to approve subject to a s.106. The s.106 hasn't been signed to date and therefore no decision notice may be issued. The proposal was to demolish the existing building and erect 8 storey building containing student accommodation (Sui Generis) with flexible ground floor ancillary student communal space and/or commercial unit (Use Classes A1, A2, A3 and/or B1) and associated plant. The Council have agreed an extension to keep this application live to the 13/03/2024.

Interested parties should consult direct with the Local Planning Office <https://liverpool.gov.uk/planning-and-building-control/>.

## Accommodation

We detail below the following Gross Internal Area:

462 sq. m ( 4,972 sq. ft)

## Tenure Information

Leasehold for a term of 99 years from 8th May 1973 at a current ground rent of £1,500 per annum.

## Tenancies

Available with vacant possession.

## 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 £250,000

## EPC

Energy Asset Rating TBC.

## Viewings

Strictly by appointment.

**Date of particulars: November 2023**



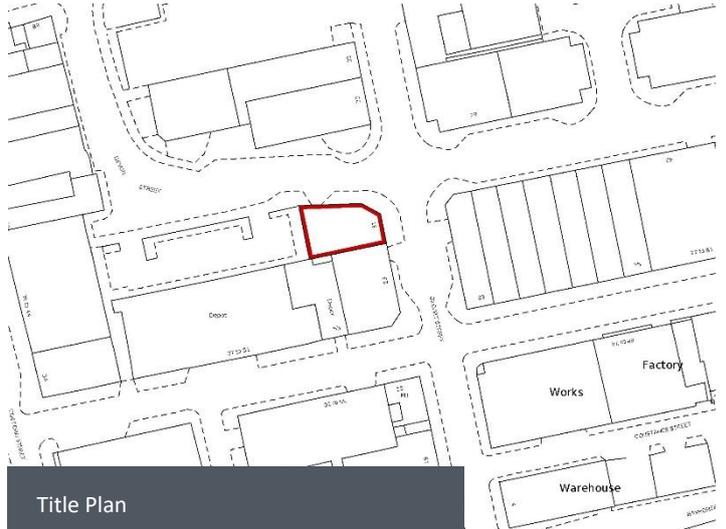
Street View



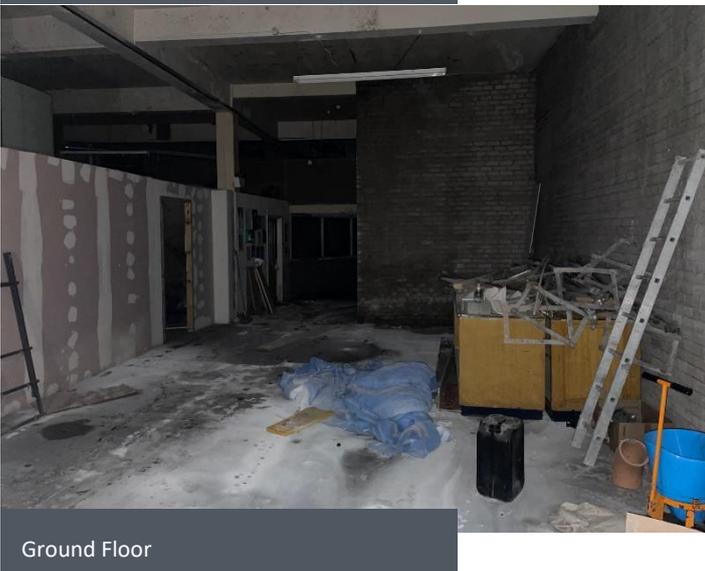
Front Elevation



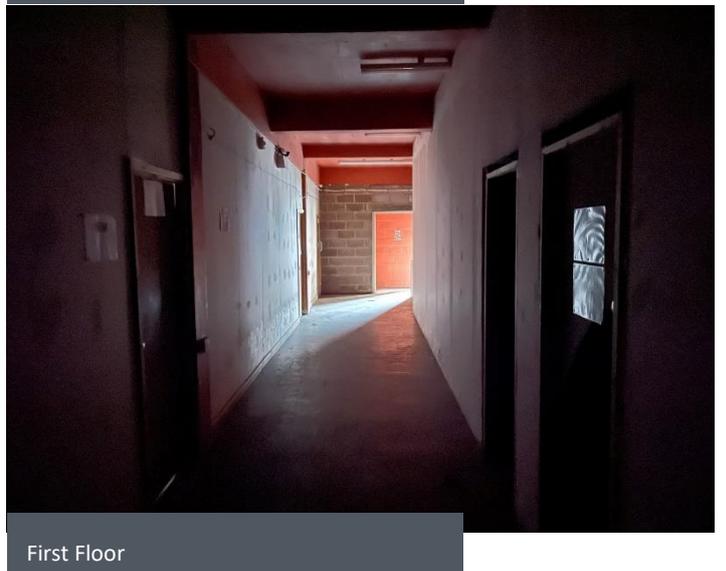
Side Elevation



Title Plan



Ground Floor



First Floor