

- **Grade II listed property with the benefit of planning permission to convert to provide five luxury apartments.**

**Description** The property comprises a vacant former merchant's warehouse. We understand that the building was constructed in 1884 and is Grade II Listed. Accommodation is configured over five storeys including a basement level. The building is of solid brick construction with polychrome brickwork to the east and west facing elevations. Access is from Cheapside and Hockenhall Alley (parallel to Cheapside to the west) with single width pedestrian entrances stepped from street level, and double-width loading doorways extending the full height of the building with raised platform access from street level. The building has been vacant for an extended period and internally it remains in its original configuration. The property also includes 10 Hockenhall Alley which abuts the south-west corner of 11-13 Cheapside. This is a Grade II Listed, vacant three storey building constructed between 1765 and 1785. The building is understood to have been vacant for an extended period.

**Situated** The property is situated on Cheapside within the Castle Street Conservation Area, to the north-east side of Liverpool city centre. The street runs perpendicular to Dale Street to the south and Tithe barn Street to the north. Dale Street is a key thoroughfare extending across the northern edge of Liverpool city centre, providing access to the A5036 to the west and towards the A59, Hunter Street and Edge Lane to the east. The area around Cheapside and Dale Street provides a variety of uses including hotels (the Caro Hotel, Premier Inn, Double Tree by Hilton, Aloft Liverpool), municipal buildings, offices, retail and leisure uses. Liverpool's main commercial, retail and cultural attractions are all within a three quarter mile radius of the property.

**Planning History**

Planning consent was granted in September 2016 (planning ref : 16F/0737) for the change of use of the adjacent Princes Building, and 'the conversion of 10 Hockenhall Alley and 11-13 Cheapside to form 6 apartments, together with a five storey extension at the rear of 10 Hockenhall Alley to form an enclosed stair/lift core for access purposes and associated external works'. The proposed scheme comprises: Ground floor: 1 x two-bed apartment. First floor: 2 x one-bed apartments. Second floor: 1 x two-bed apartment. Third and fourth floors: 2 x three-bed duplex apartments comprising living accommodation at third floor and bedrooms (including one ensuite) and a bathroom at fourth floor. Listed Building



Consent (reference 16L/0738) for the same proposal was also approved in September 2016. The property also formerly had planning consent for conversion to office use, granted under planning reference 15F/1269.

**Business Rates**

From April 2017 from the property has a rateable value of £9,100. Exemptions may apply due to the buildings listed status, however interested parties should make their own enquiries.

**Tenure**

The property is held Freehold under Land Registry title number MS625726.



Not to scale. For identification purposes only

**VAT**

We understand that VAT may be applicable to the purchase price.

**Joint Agent**

GVA

