



• **A plot of land benefiting from full planning permission.**

Description A plot of land benefiting from planning permission granted on 18th October 2017 to erect a four storey building consisting of a commercial unit (uses within classes A1, A2, A3, D1) to the ground and lower ground floors and three five-bedroomed apartments (uses within class C3, C4) to the first, second and third floors. Plans can be found on the council website using the planning reference: 17F/1294. The potential rental income after works have been completed is between £129,600–£143,900 per annum. These rental values have been quoted to the vendor and a copy of the letter is provided within the legal pack. The buyer also has the option to purchase the selling company which holds the asset, therefore saving on SDLT.

Situated The site is well located in the heart of Liverpool city centre on the north side of Duke Street close to its junction with Berry Street. Numerous multiples occupy nearby properties and the open spaces of St James Mount & Gardens are a short walk away. Transport links are provided by Liverpool Central rail station.

Proposed Accommodation

Lower Ground Floor Retail Unit (150 sq m)
Restaurant Area (Approx 50 Covers), Waiter Station, Store Room, Plant Room, three WCs.

Ground Floor Retail Unit (160 sq m)

Cafe/Bar/Retail Area, Kitchen, WC, Store Room.

First Floor Flat (131 sq m)

Reception Room/Dining Area, Kitchen, Five Bedrooms Each with En-Suite Shower Rooms.

Second Floor Flat (131 sq m)

Reception Room/Dining Area, Kitchen, Five Bedrooms Each with En-Suite Shower Rooms.

Third Floor Flat (131 sq m)

Reception Room/Dining Area, Kitchen, Five Bedrooms Each with En-Suite Shower Rooms.



Not to scale. For identification purposes only

