

FOR SALE

22-26 Cotton Street, Liverpool, L3 7DY

Freehold Mixed Use Commercial Investment



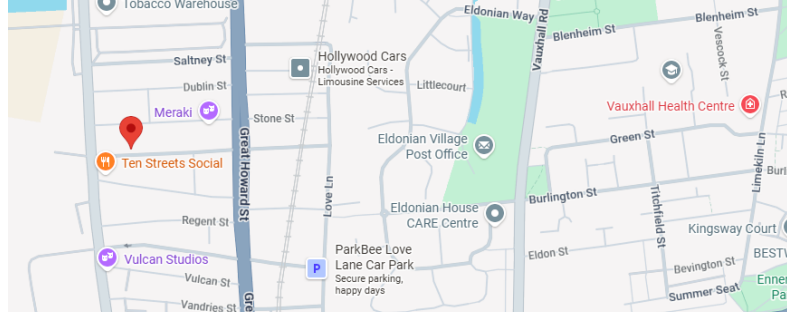
Land and Building Commercial Investment

- Scope for rental increase.
- Current income approx £60,000 per annum.
- Long-term development potential.
- Within the heart of the Ten Streets district.
- Prominent corner site.



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The property is located in a prominent corner position of Cotton Street and Regent Road within the Ten Streets district of Liverpool. The area is predominantly mixed-use commercial with pockets of residential and student uses. There are also a number of new restaurant, bar and music venues in the immediate area, including Ten Streets Social, Cinzano, Grand Café, The Terrace, The Bluehouse and Murphy's Distillery & Bar and Invisible Wind Factory. The site is also within walking distance to the Titanic Hotel and the new Hill Dickinson Everton Football Stadium to the north and to the south towards Liverpool Waters which is a substantial 30 year project to transform the Northern Docks with various waterfronts with residential schemes restaurants and bars. Liverpool City Centre is approximately 1 mile away.

DESCRIPTION

The site provides a mix of four units, self contained with some shared services and all fully occupied. The largest building fronting onto Regent Road and Cotton Street which is traditional brick, single storey with multiply access points .All of the buildings can be accessed from the main Cotton Street entrance with double gated entrance leading to a two-storey office building, and internal yard/car parking with a further ground office and an additional unit currently trading as hair and beauty use. There is scope for long-term redevelopment or change of uses subject to planning permission.

ACCOMMODATION

The premises provides the following approximate areas and dimensions

	M ²	SQ FT
Main Industrial Unit	540.0 m ²	5,812 ft ²
Office	81.0 m ²	873 ft ²
Detached office two floors	173.4 m ²	1,866 ft ²
Small office	18.7 m ²	201 ft ²
Total Building Area	813.1 m ²	8772 ft ²
Total Site Area	1253.0 m ²	13487 ft ²

EPC

An Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including, 3 phase electricity, gas, mains water and drainage.

RATEABLE VALUE

To be confirmed

PLANNING

The building benefits from planning for commercial uses.

TERMS

The properties are let on leases or holding over. Details available upon request, with a current income of approximately £60,000 per annum.

PRICE

Offers in the region of

£1,000,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd

0151 319 2424

07702 131 701

Contact : Jonathan Owen

AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR**

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