

FOR SALE

DEVELOPMENT

ON THE INSTRUCTION OF THE LPA RECEIVERS



MIXED USE DEVELOPMENT SITE

1 PAUL STREET, LIVERPOOL L3 6DX

0.05 HECTARES (0.12 ACRES)

- Freehold
- Close to City Centre
- Lapsed planning consent for 12 partments and ground floor retail with 10 car parking spaces

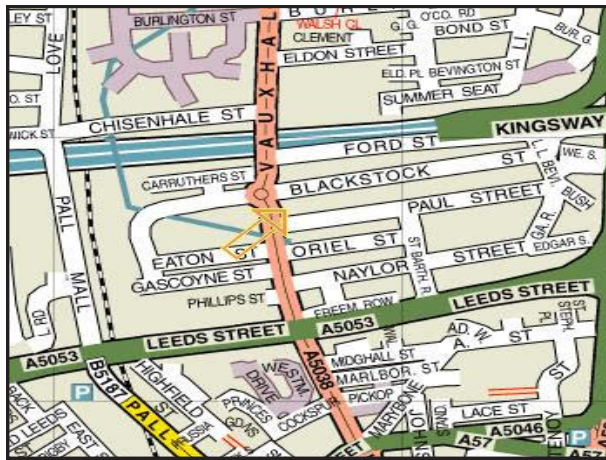
**Edward
Symmons**

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DECEMBER 2009



LOCATION

The site is located on the corner of Vauxhall Road (A503) and Paul Street, approximately ½ mile north of Liverpool City Centre.

The immediate surrounding area comprises predominately business uses with small industrial units to Paul Street, although to Vauxhall Road is Liverpool Community College with student accommodation and John Moores University in close proximity.

DESCRIPTION

The subject property is a cleared site formerly accommodating the Feathers Public House.

The site is roughly rectangular in shape and overgrown with shrubbery, with the majority of the site having open boundaries.

ACCOMMODATION

The site extends to approximately 0.05 hectares (0.12 acres).

PLANNING

The site had planning permission granted on 16 November 2004 (Application No: 04F/3346) for the erection of a four storey block comprising ground floor retail unit and car parking with 12 apartments on the upper floors which expired on 16 November 2009.

The site would therefore be considered suitable for residential and commercial uses, subject to the necessary consents. All further enquiries should be made to Liverpool City Council on 0151 233 3021.

TENURE

We understand the site is held freehold.

TERMS

Offers are invited for the benefit of our Client's freehold interest. Price on application.

VAT

All prices are quoted exclusive of but may be liable to VAT at the prevailing rate.

COSTS

Each party is responsible for their own legal and surveyor costs in connection with the transaction.

FURTHER INFORMATION

For further information please contact Michael Fitzpatrick or Paul Parker:

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