



DAVID CURRIE & Co.
Real Estate and Asset Consultants

By Order of the LPA Receiver

For Sale



**Norfolk Street
Liverpool, L1 0BG**

- **Mixed Use Development**
 - River Views
 - Part Complete
- **Planning for 306 Bed Hotel and 54 Apartments**
 - Suitable for a variety of uses STP
 - Freehold

0151 662 0172

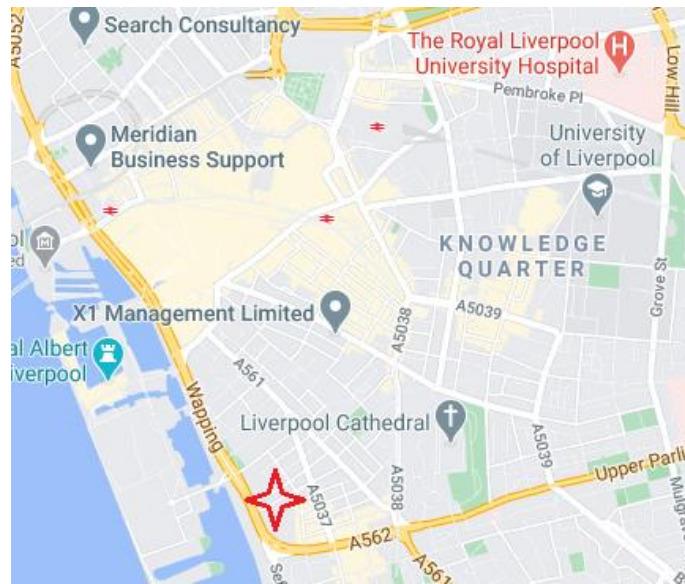
www.davidcurrie.co.uk

Location

The site is prominently located on Chaloner Street (A5036) and benefits from waterfront views.

Located in the heart of Liverpool City Centre and the popular Baltic Triangle area, the development is a short distance from popular attractions such as Liverpool One Shopping Centre, the Albert Dock, the M&S Bank Arena, Ropewalks and China Town to name a few.

Furthermore, the property is within 1 mile of Liverpool Central and Liverpool Lime Street stations as well as the Liverpool Women's Hospital making it popular with young professionals and students alike.



Description

Construction ceased at an early stage and the foundations and enabling works have been carried out to the basement.

Planning

The site benefits from having planning consent for a 16-storey mixed use development is to contain a 306-bed hotel and 54 apartments. The development will also provide commercial units (Uses A1/A2/A3/A4/B1/D2), and associated access, servicing and parking.

Floor plans can be provided upon request.

Planning application number is 19F/2130. Any planning enquiries should be made directly to Liverpool City Council.

Tenure

Freehold.

Legal

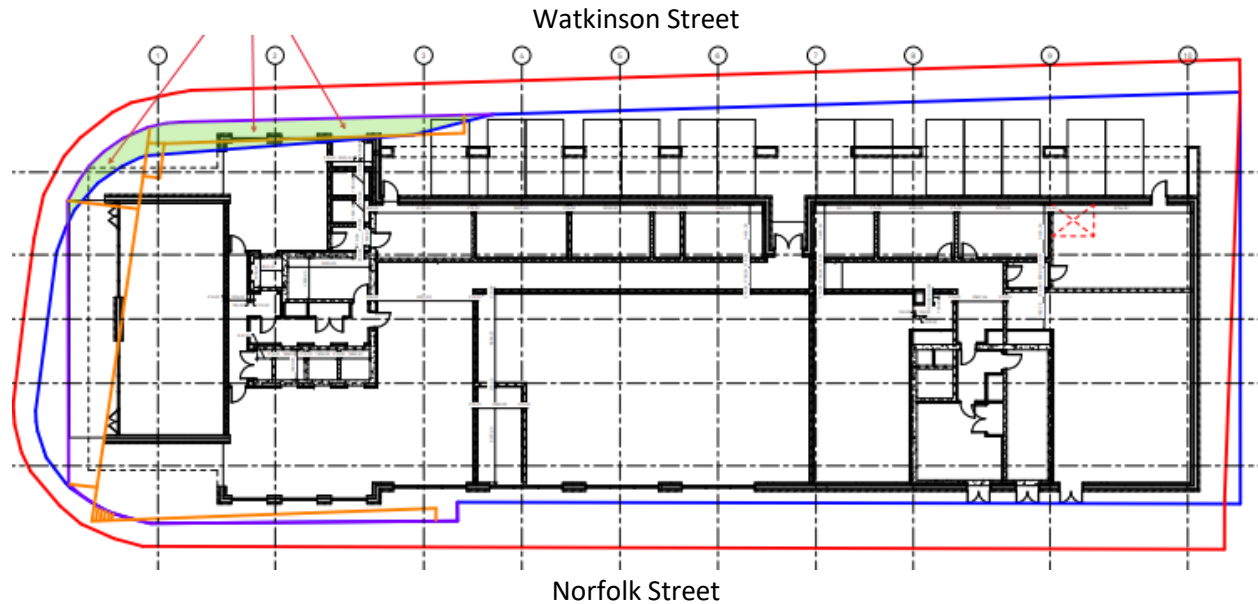
Our solicitors are currently preparing a legal pack which will be made available upon request.

Offices in Liverpool & Manchester
Company Registration Number: 12119411

We are advised that there are +/- 120 UN1's registered against the title.

Further details available upon request.

Site Plan



Please note that the strip of land highlighted green above does not form part of the sale.

Offers

The LPA Receivers are inviting cash offers subject to contract only and any offer should be accompanied by proof of funds.

VAT will be charged at the standard rate should this be applicable.

Further Details & Viewings

You are advised to undertake your own inspections. Should you require any further information or would like to attend one of the block viewings, please do not hesitate to contact the following details:

Liam Currie (07798 700233)

liam@davidcurrie.co.uk