

FOR SALE RESIDENTIAL CONVERSION/ DEVELOPMENT OPPORTUNITY



Artist's Impression

35 BRIDGEWATER STREET, BALTIC TRIANGLE, LIVERPOOL L1 0AR

- \ Full planning permission for conversion of existing upper floors to 19 apartments, 3 storey extension for 16 apartments and ground floor commercial use.
- \ Ground floor commercial use, associated cycle parking, bin stores.
- \ Freehold.

AVAILABLE SPACE

1,706 m² (18,363 sq ft) Residential

331 m² (3,563 sq ft) Ground Floor

Commercial

On a site are of 0.42 Hectares

(1.03 Acres)

LOCATION

The subject site occupies a prominent location fronting Bridgewater Street and Simpson Street in the heart of the Baltic Triangle District of Liverpool City Centre.

The surrounding land use is mixed comprising other residential developments both new build and conversion together with ancillary commercial uses such as Antonis Bakery, Baltic Warehouse and Blundell Street Restaurant.

Nearby residential developments include new build accommodation in Baltic Studios, Bridgewater Street, L1 Building at 21 Jamaica Street and multiple properties on Kitchener Street, Bridgewater Street, Watkinson Street and Norfolk Street nearby.

DESCRIPTION

The property comprises a period building estimated to have been constructed in the early 20th Century of traditional brick construction originally used for warehouse purposes.

It is un-refurbished inside and awaiting fit out.

ACCOMMODATION

The proposed refurbishment and re-development of the property offers ground floor office, café and ancillary accommodation and 35 apartments on the 6 upper floors as follows:

Upper Floors – 3 studios, 17 no. 1 bed apartments, 9 no. 2 bed apartments and 6 no. 3 bed apartments ranging in size from studio 38 sq m (409 sq ft) to 3 bed apartment 72 sq m (624 sq ft). Totalling as follows:

UNIT	M ²	SQ FT
Ground Floor	331	3,563
First Floor	309	3,326
Second Floor	302	3,250
Third Floor	302	3,250
Fourth Floor	284	3,057
Fifth Floor	256	2,756
Sixth Floor	253	2,723
Total	2,037	21,925

PLANNING

The site received full planning permission (Application No: 17F/2758 on 6 November 2018 to change of use of the ground floor to create approximately 215 sq m of flexible use to include Classes A1, A2, A3, A4, B1A, D1 and D2 and the conversion of the existing uppers to 19 apartments

and 3 storey roof top extension to form 16 additional apartments.

A Section 106 Agreement has been completed dated 1 November 2018, comprising a commuted sum totaling £121,210.

A copy of all relevant documentation, to include the Section 106 Agreement, is available upon request.

TENURE

The property is held freehold under title number: MS465593.

ADDITIONAL INFORMATION

Additional information will be provided upon request to include the following:

1. Planning permission and associated plans.
2. Section 106 Agreement.
3. Floor Areas Summary.
4. Heritage Statement.
5. Case Officer Report.

TERMS

Our clients Freehold interest in the property, subject to the planning permission is placed to the market with a guide price available upon request.

VAT

We understand that the transaction will/will not subject to VAT.

LEGAL COSTS

Each party will be responsible for their own legal and surveyors costs incurred in the transaction.

VIEWING

Viewing strictly by prior appointment with the sole agent

Eddisons
Tel / 0151 268 5280
Email / robert.diggie@eddisons.com

JUNE 2019
SUBJECT TO CONTRACT

For more information, visit eddisons.com/property
T: 0151 268 5280

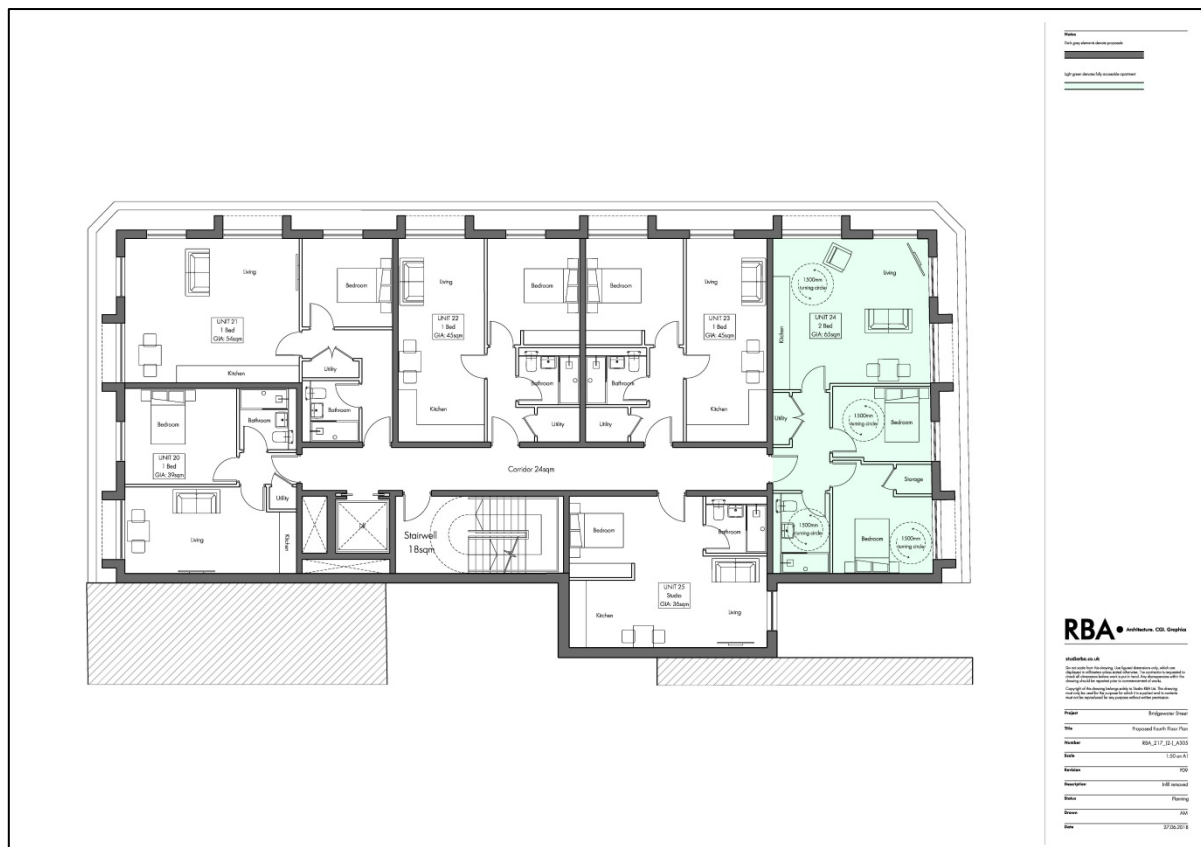
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SITE PLAN



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