



Liverpool  
City Council

**For  
Sale/Let**

**EXPRESSIONS OF INTEREST SOUGHT  
FOR:  
148-156 Earle Road, Liverpool L7 4LB –  
Redevelopment Opportunity**

**Commercial/  
Residential  
Investment  
Opportunity**

148-156 Earle  
Road, L7 4LB

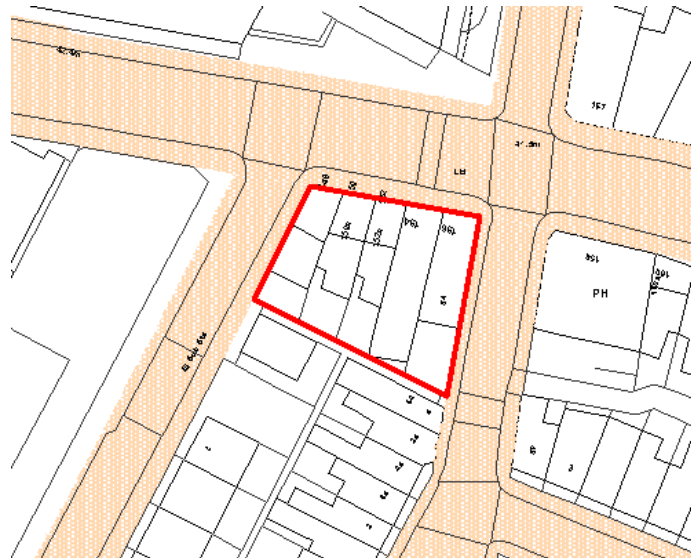
Seeking various  
uses

Proposals for  
individual units

Or

Proposal for entire  
row of shops

Closing date  
Friday 27<sup>th</sup>  
December 2019



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## **DESCRIPTION/BACKGROUND:**

Liverpool City Council is offering a unique investment opportunity to redevelop a whole parade of retail units or individual units for commercial and residential use. The Council is asking for Expressions of Interest from individuals, existing businesses/developers, new businesses/developers, community organisations, and other organisations interested in purchasing this premises. In particular, it wishes to encourage local residents and businesses to the area to create a new commercial offer within the Picton Ward of Liverpool to compliment the recent Homes for a Pound scheme which has resulted in the refurbishment of around 70 homes in The Webster Regeneration Area.

The property comprises five two-three story retail units located on Earle Road, L7. The premises are constructed of brick under a pitched slate tile roof. It benefits from first and second floor space which could be used for residential/commercial office use. The premises has the added benefit of an access to service yards.

The units are in an overall poor condition which requires extensive refurbishment to bring the units back in to good use. Further surveys will be required to identify the works required.

## **SITE DETAILS & LOCATION:**

The units are situated on Earle Road between Tunstall Street and Garrick Street, approximately two miles from the city centre. This site is situated in a residential area providing footfall for the existing shops. Due to the condition of the properties internal measurements are not available, however total site plan measurements for each unit vary between 48sq.m to 98sq.m. Prospective purchasers should seek specialist advice regarding surveys and valuation.

**FINANCIAL OFFER:** Liverpool City Council would consider all offers based on refurbishment costs.

## **TENURE:**

The City Council owns the freehold to the shopping parade and proposes to dispose of either a long leasehold or freehold interest of the units Subject To Contract and City Council approval. (Details to be agreed with the Council if successful)

## **RATES:**

Please contact 0151 233 3008 for further information on business rates.

## **PLANNING:**

Interested parties should also make themselves aware of relevant planning policy relating to changes of use for commercial property, including advice on the following link:-

[www.liverpool.gov.uk/planning-and-building-control/guidance-and-policies/advice-notes/](http://www.liverpool.gov.uk/planning-and-building-control/guidance-and-policies/advice-notes/)

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The Planning Authority provide a pre-application service, details of which are on the attached link below. Any planning enquiries should be made through this process - [www.liverpool.gov.uk/business/planning-and-building-control/preparing-an-application/our-pre-application-service](http://www.liverpool.gov.uk/business/planning-and-building-control/preparing-an-application/our-pre-application-service)

### **ADDITIONAL COSTS:**

All disposals are subject to the payment of the City Councils surveyor's fees and legal fees.

### **CONSIDERATIONS:**

The Council is seeking submissions from both interested parties of various commercial/residential uses for this site. In particular it wished to explore approaches from:

- Individuals/Communities/Businesses interested in a variety of retail uses
- Submissions that provide new retail uses to the parade.
- Proposals from small businesses wishing to expand their business operations.
- Proposals to redevelop individual units or the whole parade.

### **FORMAL OFFERS & SUBMISSION PROCESS:**

Formal written offers are sought from interested parties who are required to provide the following information;

- Full details of the individual/company
- Written details of your proposed use for the property including plans for the refurbishment/redevelopment of the shop units including both the ground floor and first/second floor accommodation.
- Proposals to include details of the proposed future use and management arrangements for the shops.
- A financial offer for the properties (individual units or parade as a whole)
- Include details of how the proposal will contribute to the neighbourhood regeneration in the Webster Regeneration Area.
- Submission to include details of what community benefits will arise from the reinstatement of the shops including employment and training opportunities; the provision of community facilities; and how the proposal will address deprivation and inequalities
- Evidence of any previous refurbishment/redevelopment experience
- Your business plan for the next five years.
- Any other relevant information.

- 1) The Council is not bound to accept the lowest or any offer made;
- 2) The Council reserves the right to shortlist the submitted offers pending future negotiation;
- 3) Submissions should be made by email **ONLY** to the email address below;

**[Small.builds@liverpool.gov.uk](mailto:Small.builds@liverpool.gov.uk)**

Submissions should be made by **Friday 27<sup>th</sup> December at 4pm**

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**FURTHER INFORMATION AND VIEWINGS:**

Due to the condition of the premises internal viewings are restricted.

All enquiries and for further information please contact:

Email address: [small.builds@liverpool.gov.uk](mailto:small.builds@liverpool.gov.uk)

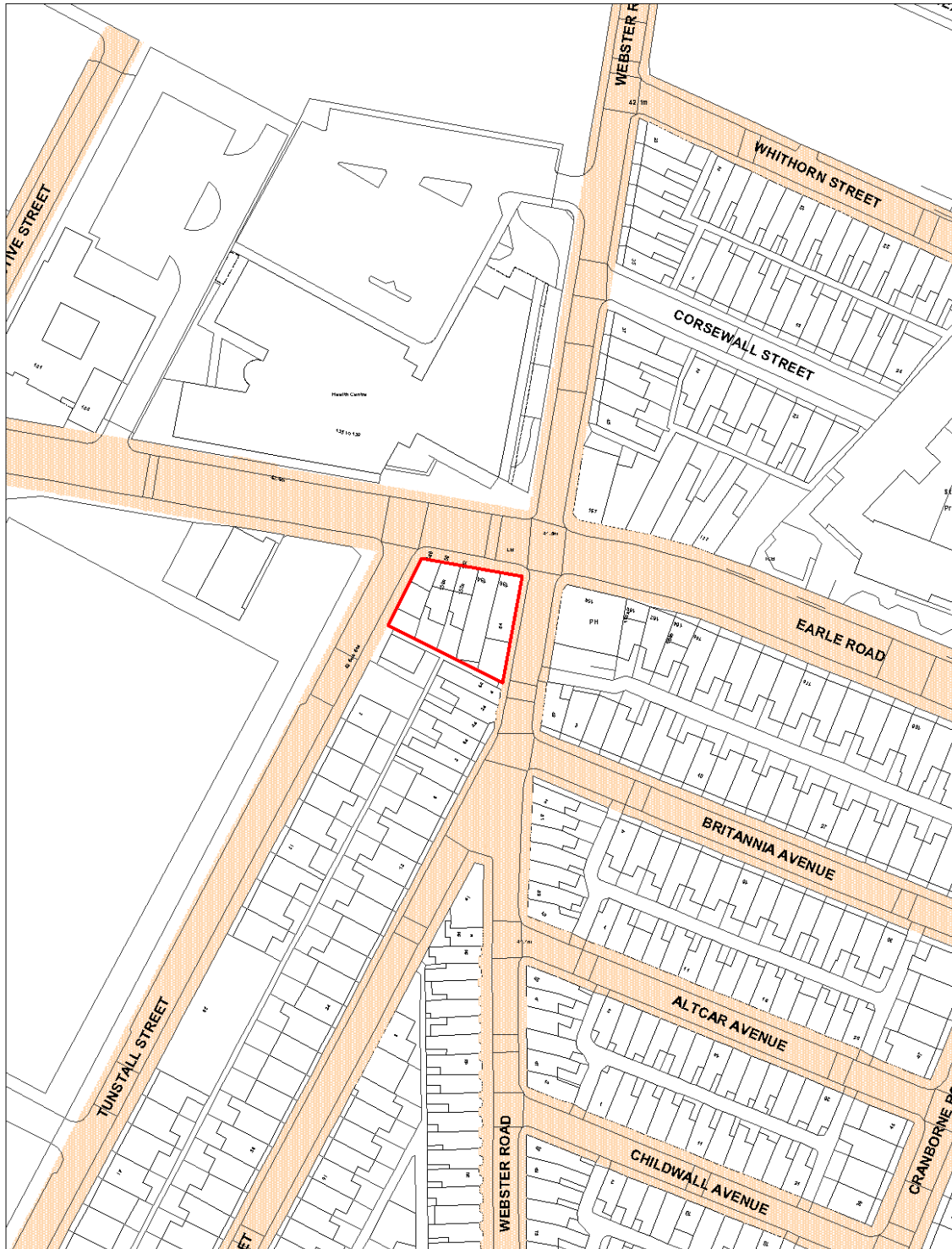
Telephone: 0151 233 8399

Liverpool City Council, Property and Asset Management Services, Cunard Building, Water Street, Liverpool, L3 1AH

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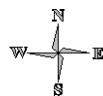
# PLAN



148-156 Earle Road

Data Management & Plans, Property & Asset Management Services, Regeneration  
Cunard Building, Water Street, Liverpool L3 1DS

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Date: April 2019

Scale: 1:1000

Status:



Liverpool City Council

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

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