



Town Centre Office Building

*Excellent Residential
Conversion Opportunity*

St Anne's House
University Road
Bootle
Merseyside
L20 3NF





- Vacant office block ripe for conversion
- Prominent town centre location
- Improving locale, with several new developments nearby
- Excellent transport links
- Currently formed over 7 storeys, extending to 27,226sqft (2,530sqm)
- On-site parking for up to 39 cars
- Significant development potential STP or under Permitted Development Rights
- Offers invited

Location

Bootle is a suburb of Liverpool, the UK's 6th largest city and the commercial/administrative centre for the County of Merseyside.

The Liverpool City region has undergone a renaissance within the last 10 years with significant investment due in part to the international recognition the City received being European Capital of Culture 2008. Recent developments include Grosvenor's Liverpool One Shopping Centre, The Met Quarter, the new cruise liner facility, Liverpool Arena and Convention Centre at King's Dock.

The region benefits from excellent communications as follows:

Road — The M57, M56, M62, M58 and M6 makes the region an excellent strategic location from which to serve North West England and beyond.

Air — Liverpool John Lennon Airport is the UK's 12th busiest, handling over 4.9m passengers in 2017. There are regular scheduled flights to 60 domestic and European destinations.

Rail — Main line connections from Liverpool Lime Street to Manchester (40 mins), Birmingham (1hr 30 mins) and London Euston (2hrs 10 mins). Merseyrail and Northern Rail provide local connections.

Sea — Liverpool's Super Port has recently completed a major upgrade, with the new Liverpool2 Container Terminal doubling the handling capacity.



Situation

Bootle is situated approximately 5 miles north of Liverpool city centre and is the commercial heart of Sefton Borough. The immediate area has a population of 98,449 (2011 figure) (Sefton in total 280,000) and benefits from an excellent strategic location affording easy access to both the M58 and M57 motorways and thereafter the M6 and national motorway network. Bootle is also within easy reach of the attractive and extensive Irish Sea coastline which includes the towns of Crosby, Formby and Southport.

The property itself is located in the heart of Bootle Town Centre, at the corner of University Road and Balliol Road, within minutes walk of public transport links — Merseyrail Stations at The Strand and Oriel Road as well as numerous bus routes from The Strand Shopping Centre.

Bootle has recently witnessed significant investment at Liverpool2 Port (a new £400m deep water container terminal), The Strand Shopping Centre and Hugh Baird College. In addition, to support growth in the area, £100m is planned to be invested in Bootle Town Centre to further rejuvenate the location.

A House of Commons study named Bootle in the top 5 areas in the UK for broadband speed and a further £2m has been invested in the Merseyside Connect project to expand the rollout in Bootle and the surrounding areas.

A variety of occupiers and facilities are situated nearby including:

Sefton Council HQ

Arvato

Santander

Allied Bakeries

The Health & Safety Executive

HM Revenue & Customs

Peel Ports

Hugh Baird College

The Strand Shopping Centre

Opposite is the very attractive green space of South Park.





Description

Comprising a vacant former office block, of reinforced concrete frame construction, the property is arranged over ground and 6 upper floors extending in total to some 27,226sqft (2,530sqm) with each main floorplate being c.4,000sqft (371.6sqm). Floor plans are available upon request.

All mains services are available to the building.

The property also benefits from up to 39 on site surface car parking spaces.

Tenure

Long leasehold from Sefton Council expiring 3rd March 2067. Ground rent is based on 7.5% of rents received; this is currently a nominal £750pa. The ground rent results from a new 7 year lease, effective 1st October 2018, to Sefton Council, over the car spaces only, producing £10,000pa. However, the lease can be terminated by either party at any time, upon 3 months' notice by the Tenants, or upon 1 months' notice by the Landlords.

Discussions have been held with Sefton Council about selling their freehold interest and, in principle, approval has been given to a disposal subject to commercial terms being agreed.



Planning

Pre-app consultations have been undertaken with the local planning authority regarding the redevelopment and conversion of the building for residential use. In principle the planning authority would be supportive of such proposals subject to certain conditionality. However, the conversion of the existing building could be carried out under Permitted Development Rights.

An option to add a further 2 floors was also discussed and again, in principle, the planning authority would be supportive but subject to a full planning application in this instance.

Copies of the proposals, which indicate some 60-65 residential units of mixed sizes could be created, as well as exchanges with the planning authority can be made available on request from any seriously interested parties.

The Local Planning Authority is
Sefton Council
0845 140 0845 (Option 4)
planning.department@sefton.gov.uk

EPC

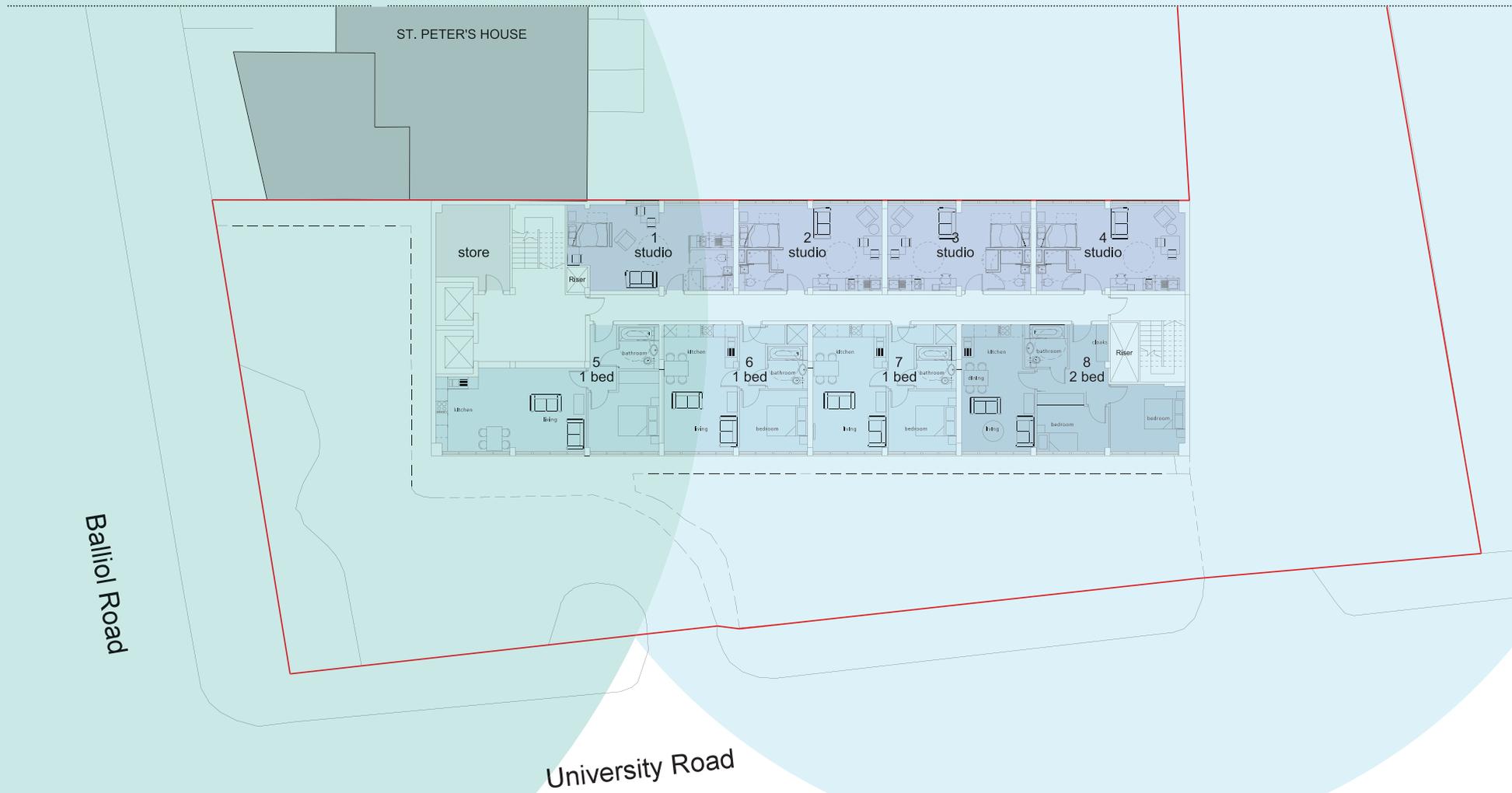
The EPC is available upon request.

VAT

Election to waive exemption has been made and therefore VAT will be charged on the purchase price. It is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).



Potential Upper Floor layout





Offers are invited for our clients' long leasehold interest or, additionally, to also include Sefton Council's freehold interest.

Requests for additional information - and/or to inspect the property, please contact the sole selling agents.

SPRINGFORD
COMMERCIAL PROPERTY CONSULTANTS

Charlie Springall

T: 0141 222 9760

M: 07976 730 637

E: cas@springfordco.com