

FOR SALE

PRIME CITY CENTRE
FREEHOLD CONVERSION
OPPORTUNITY

Within the heart of the
Baltic Triangle / Cains Brewery
Village area of Liverpool

GIA: 4,896 SQ.FT. 454.8 SQ.M.

**2-4 KITCHEN STREET
LIVERPOOL
L1 0AN**



LOCATION

The property is located within the Cains Brewery Village / Baltic Triangle area of Liverpool City Centre, in close proximity to the Liverpool Waterfront, the retail core of the city centre, Ropewalks and the Knowledge Quarter.

The area has undergone a radical regeneration over the past decade, driven by the Creative Industries sector, which has resulted in the eclectic mix of occupiers and uses evidenced as at today's date. Adjacent occupiers include H1780 Tap & Still Brewery, the Baltic Bakehouse and Eyre & Ellison, whilst within the wider vicinity Baltic Creative, Camp & Furnace, McDonalds and KFC are in occupation.

There are a number of commercial, residential, student and hotel developments either under construction or constructed within the immediate vicinity of the subject site.

PLANNING

A pre-application submission for a proposed 9 storey residential apartment block and 49 apartments (1 & 2 Bedroom) was made on the 8th November 2017.

Parties should be aware that this is a 2017 application and it would be advisable to resubmit any proposed scheme for reconsideration in light of the New Local Plan and revised NPPF.

A full information pack is available upon request including:

- Pre application planning submission
- Acknowledgement letter
- Booklet showing 9 storeys proposed
- Response to pre-application enquiry stating that 5-6 storeys may be permissible
- Council supporting strategy

DESCRIPTION

The property comprises a traditional 2 storey brick construction warehouse facility set beneath a pitched truss roof structure. The building has brick elevations, a profile clad roof and 2 roller shutter loading doors.

FLOOR AREA

The property comprises 4,896 sq.ft. (454.8 sq.m.) on a Gross Internal Area basis.

FEATURES

- 3 Phase Power
- 3.4m Internal Clear Height
- Two 2.8m Roller Shutter Loading Doors

TENURE

Freehold

PRICE

Upon Application

EPC

Available upon Request

ANTI-MONEY LAUNDERING

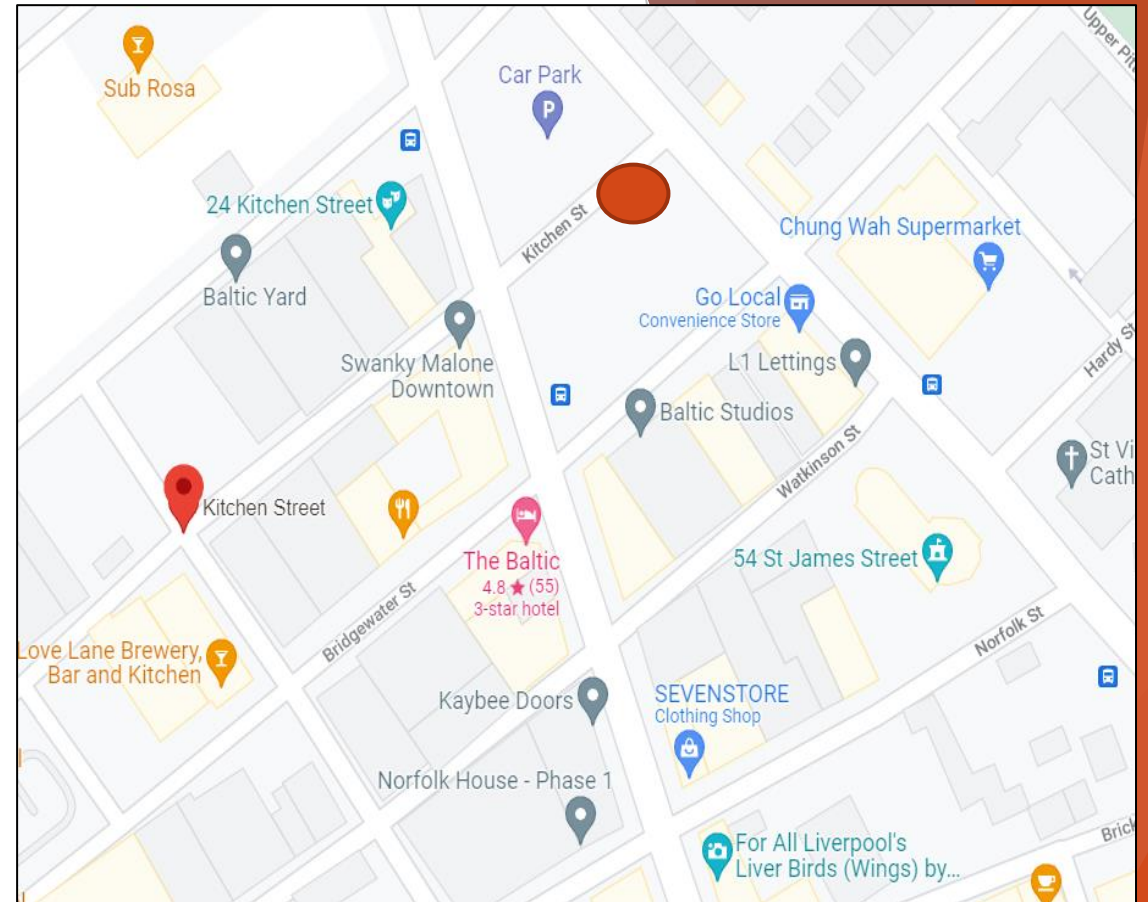
In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the conveyance and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.



CONTACT/VIEWING

For any further information please contact the sole agents Hitchcock Wright & Partners

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Details prepared May 2025