

# FOR SALE

A Fine Grade II Listed  
Freehold Period Building  
Prominent Main Road Location.  
Suitable for a Variety of Uses,  
Community Use, Place of Worship,  
Day Nursery, Educational Training  
Facility, Offices, Health & Wellness  
etc (STP)

**260 PICTON ROAD  
LIVERPOOL  
L15 4LP**





## LOCATION

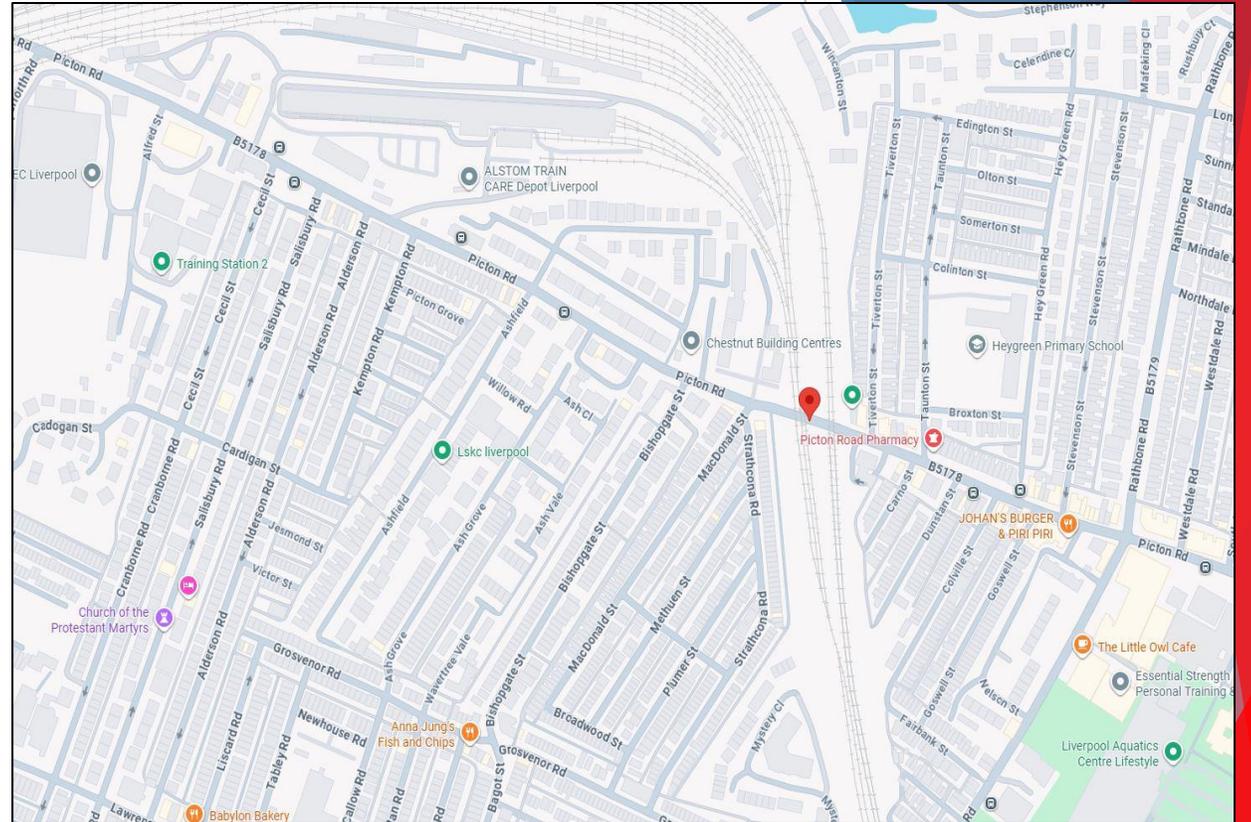
The property has an extensive frontage to the south side of Picton Road and is bounded to its western and eastern elevation by Wells Street and Pearson Street.

Picton Road (B5178) is one of the main arterial routes into Liverpool City Centre which lies approximately 2.5 miles to the west.

## DESCRIPTION

The subject property comprises a former Technical Institute built in 1898-9 by the renowned Liverpool Architect Thomas Shelmerdine. The property is constructed in red pressed brick and dressed stone with a multi pitch slate roof.

The building comprises 2 storeys with a mix of 5 bay windows that are canted and recessed containing a lunette. The 2 bay entrance has granite ionic aedicule with rusticated columns, pulvinated frieze, segmented pediment with a complete fanlight in tympanum.



## ACCOMMODATION

The accommodation comprises an impressive central hallway with mosaic tiled floor leading to a grand stone staircase with cast iron balustrade.

A series of large communal rooms and meeting space are situated directly off the main hallway.

Toilet and kitchen facilities are situated to the rear of the building at ground and first floor levels.

The first floor is similar in layout and comprises a series of communal rooms, private offices and meeting rooms. Kitchen and toilet facilities are situated to the rear.

## SPECIFICATION

- Central heating throughout
- Fluorescent lighting
- Perimeter electrical power sockets throughout
- Basement storage
- Fully alarmed
- Kitchen/toilet facilities on both levels

## FLOOR AREAS

|                   |                     |                       |
|-------------------|---------------------|-----------------------|
| Basement          | 853 sq.ft.          | (79.24 sq.m.)         |
| Ground Floor      | 2,919 sq.ft.        | (271.18 sq.m.)        |
| First Floor       | 3,196 sq.ft.        | (296.91 sq.m.)        |
| <b>TOTAL</b>      | <b>6,968 sq.ft.</b> | <b>(647.34 sq.m.)</b> |
| <b>AREA (NIA)</b> |                     |                       |



## TENURE

Freehold.

## PURCHASE PRICE

Upon Application

## VAT

All prices and other figures are quoted net of but maybe subject to the addition of VAT at the prevailing rate.

## EPC

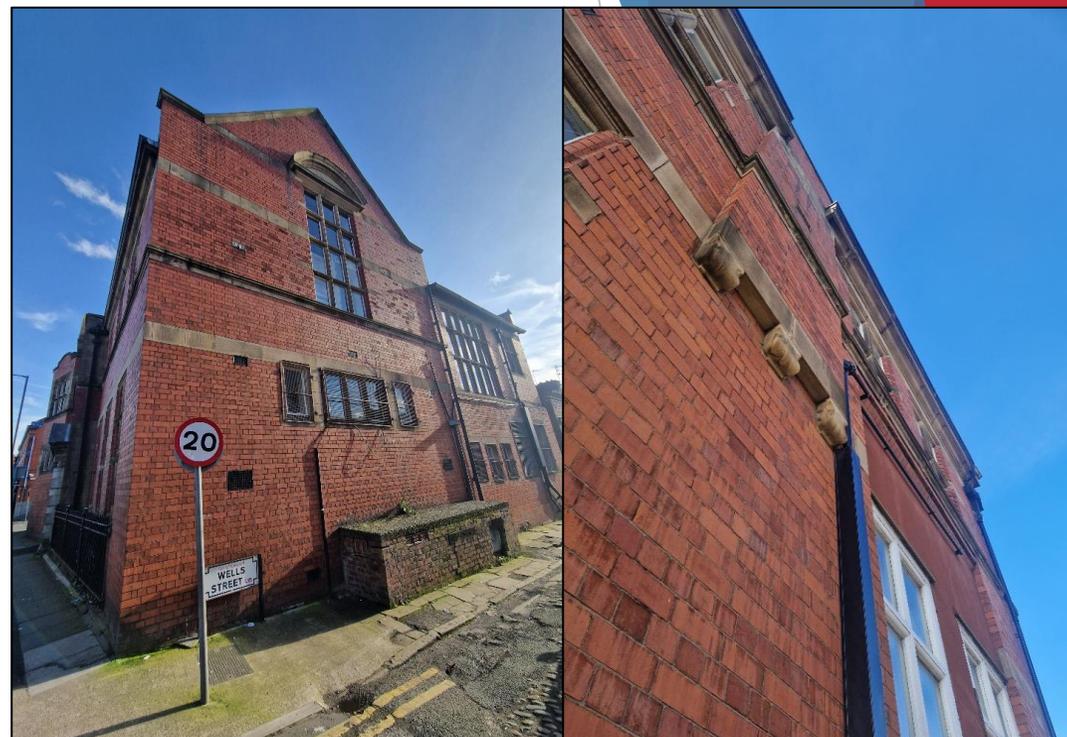
Available upon Request.

## 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, stamp duty and any other consents thereon.



## CONTACT/VIEWING

For any further information please contact Hitchcock Wright & Partners  
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**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners



*Roberta Holmes Real Estate*

Details prepared March 2026