

# FOR SALE

## EXCITING DEVELOPMENT OPPORTUNITY

Situated in the Heart of the Ten  
Streets Regeneration Area  
Highly Attractive Studio Style  
Offices with Abundant Secure  
Parking to Rear  
Ideal for Owner Occupation or  
Alternative Use (STP)

**PORTER HOUSE**  
**6 PORTER STREET**  
**LIVERPOOL**  
**L3 7BL**



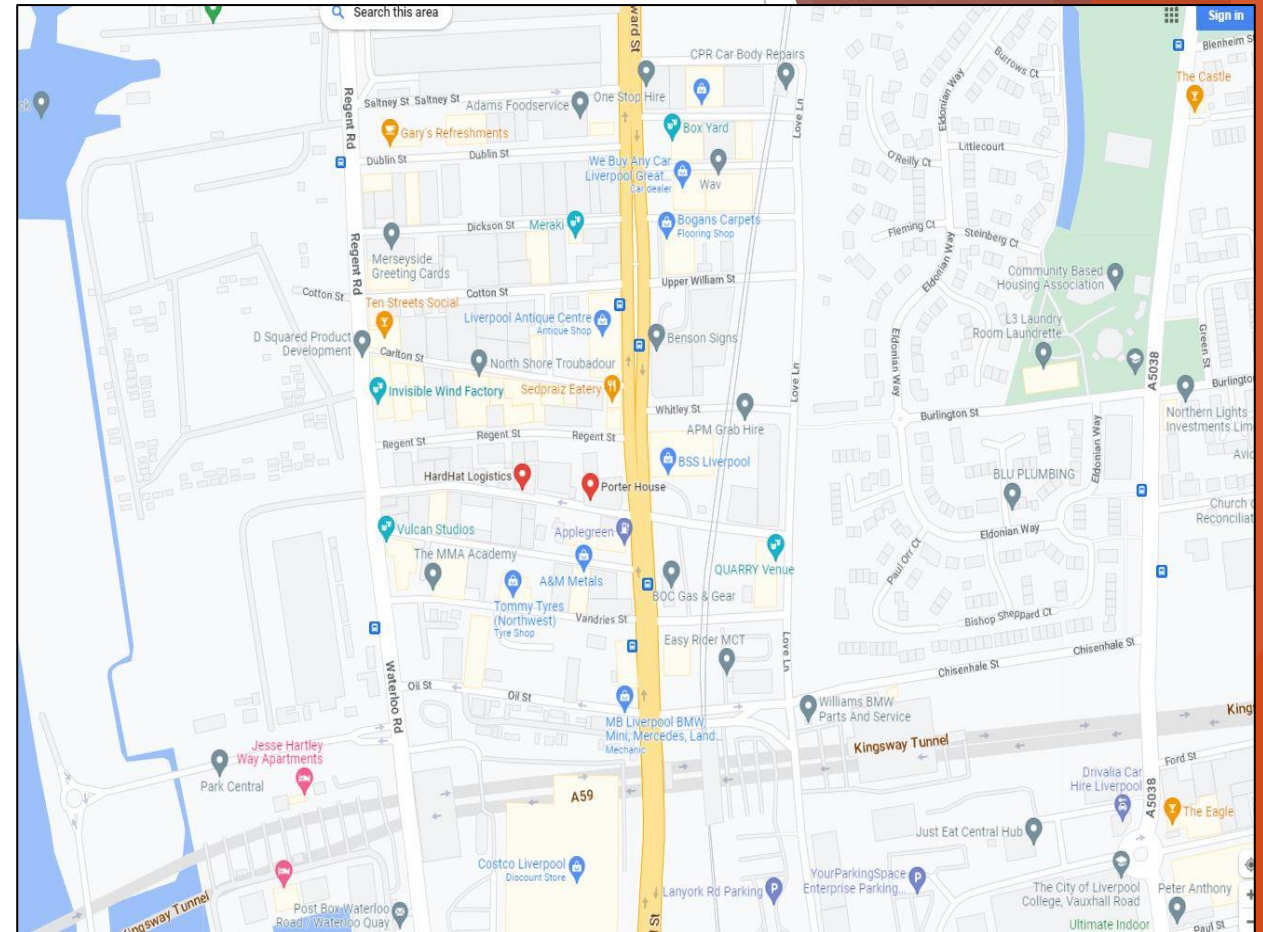
## LOCATION

Porter House is strategically placed close to Liverpool City Centre with excellent communication links by bus, car or train. The Building is located close to the junction of Great Howard Street with Porter Street

## TEN STREETS SPATIAL REGENERATION FRAMEWORK (SRF)

The Ten Streets Spatial Regeneration Framework (“SRF”) has been prepared collaboratively with Liverpool City Council (“LCC”) and its partners to guide the regeneration and future development of the unique Ten Streets character zone and its surrounds as part of the ongoing renewal and evolution of Liverpool’s North Docks district. The Ten Streets SRF presents a vision, illustrative masterplan and set of design and development principles to guide the future development of the Ten Streets framework area over the next 15 - 20 years. The SRF responds to existing and emerging planning policies and seeks to nurture the assets and opportunities that are unique to this part of the city - including stunning maritime architecture, a diverse commercial and industrial heritage and a pivotal location to link emerging regeneration and development opportunities

A fully downloadable version of the SRF document is available on [www.tenstreetliverpool.co.uk](http://www.tenstreetliverpool.co.uk)



## DESCRIPTION

Porter House is an attractive 3 storey property constructed around the turn of the century. The building has been tastefully improved over recent years with the introduction of UPVC double glazing and an attractive new entrance.

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## ACCOMMODATION

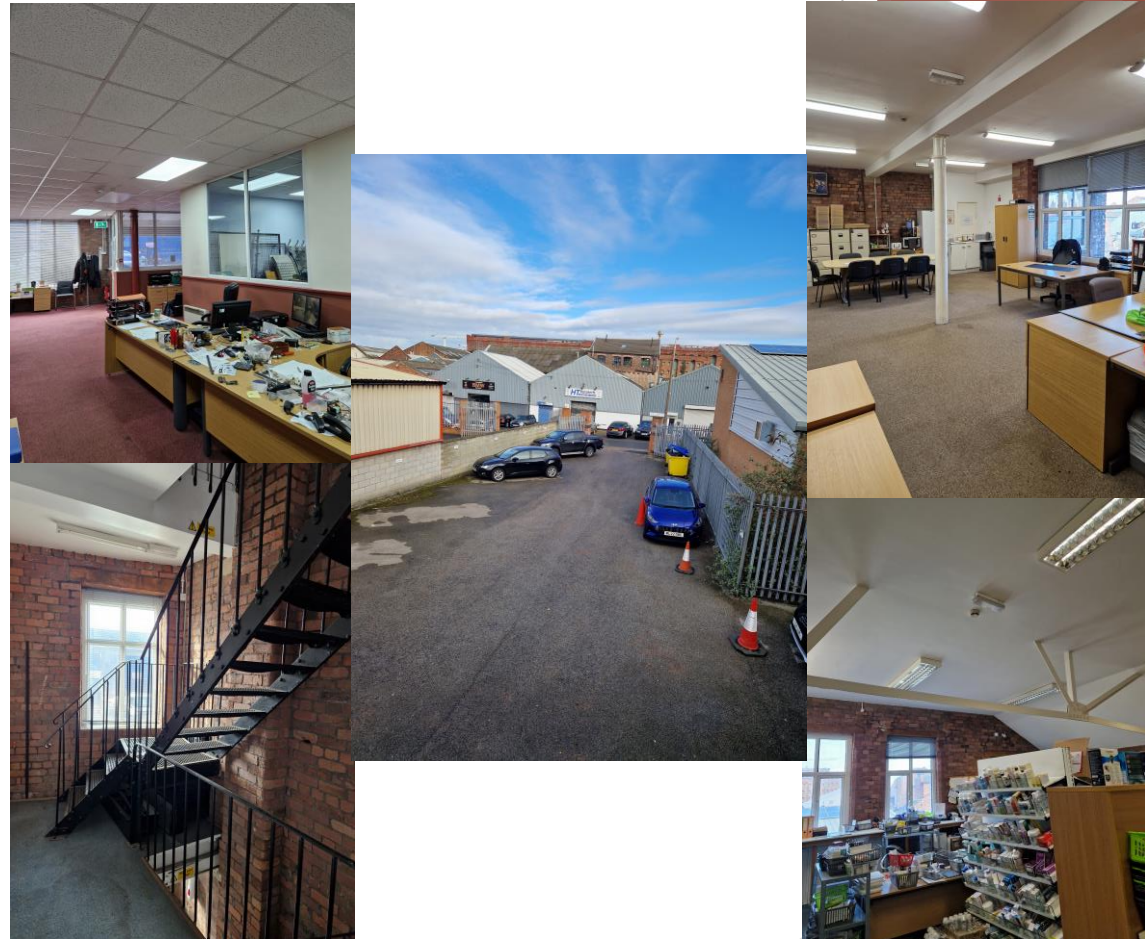
The building has a dual approach via the main front entrance of the main car park to the rear.

Each Floor has the benefit of the following:-

- UPVC Double Glazing
- CAT II VDU Lighting
- 2 Self contained private offices
- Tea point
- Self contained W/C's

## FLOOR AREAS

Ground Floor	128.11 sq.m.	1,379 sq.ft.
First Floor	131.36 sq.m.	1,414 sq.ft.
Second Floor	125.23 sq.m.	1,348 sq.ft.
<b>Total</b>	<b>384.7 sq.m.</b>	<b>4,141 sq.ft.</b>



## PRICE

Upon Request

## TENURE

Freehold.

## EPC

TBC

## 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 lease and any stamp duty thereon.

## VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.



## CONTACT/VIEWING

For any further information please contact Hitchcock Wright & Partners

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