

## FOR SALE

55 SEYMOUR TERRACE  
SEYMOUR STREET  
LIVERPOOL L3 5PE

**APPROXIMATELY 1,500 SQ FT (139.4 SQ M)**

**HIGH PROFILE SELF-CONTAINED  
CORNER TERRACE PROPERTY ARRANGED OVER  
THREE FLOORS WITH DEDICATED PARKING**

### IDEAL FOR

OFFICES

STUDENT ACCOMMODATION

AIR B&B

RESIDENTIAL

MEDICAL CONSULTING ROOMS

AESTHETICS

(Subject To Planning)

A FEW MINUTES WALK TO LIME STREET STATION,  
LIVERPOOL CITY CENTRE SHOPPING, LEISURE, CULTURE  
AND BUSINESS DISTRICTS



# IDEALLY PLACED ACCOMMODATION FOR CITY CENTRE WORKING AND / OR LIVING

55 Seymour Terrace is a Georgian style townhouse situated at the junction of Seymour Street, Copperas Hill and Clarence Street, a stone's throw from Lime Street Mainline Station.

The exterior of the building is of traditional reclaimed brick construction, with period style, side sash windows to the front and side elevations.

The accommodation is arranged over 3 floors, with dual aspect windows creating a plethora of natural light on each floor.

Comprising ground floor, entrance hall, glazed reception area, 2 W/C's and a storage room with rear entrance / exit door providing access to the car park.

On the first floor there is a sizeable meeting room, office, landing and modern kitchen.

The second floor is a large open plan space with a storage area.

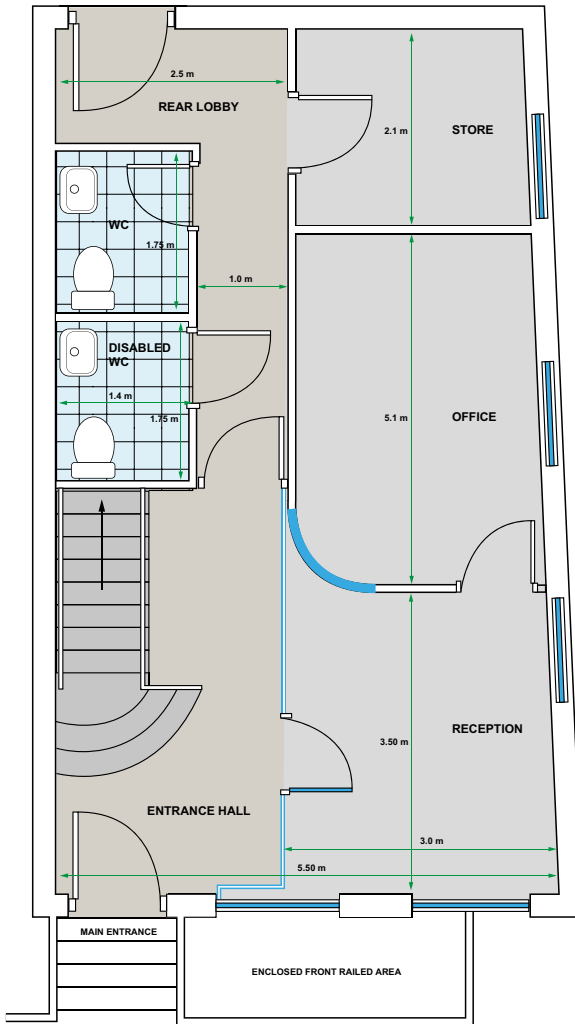
At the rear of the building there are 4 dedicated car parking spaces, including one double space. The car park is accessed via an electronically operated security gate and monitored by 24/7 CCTV.



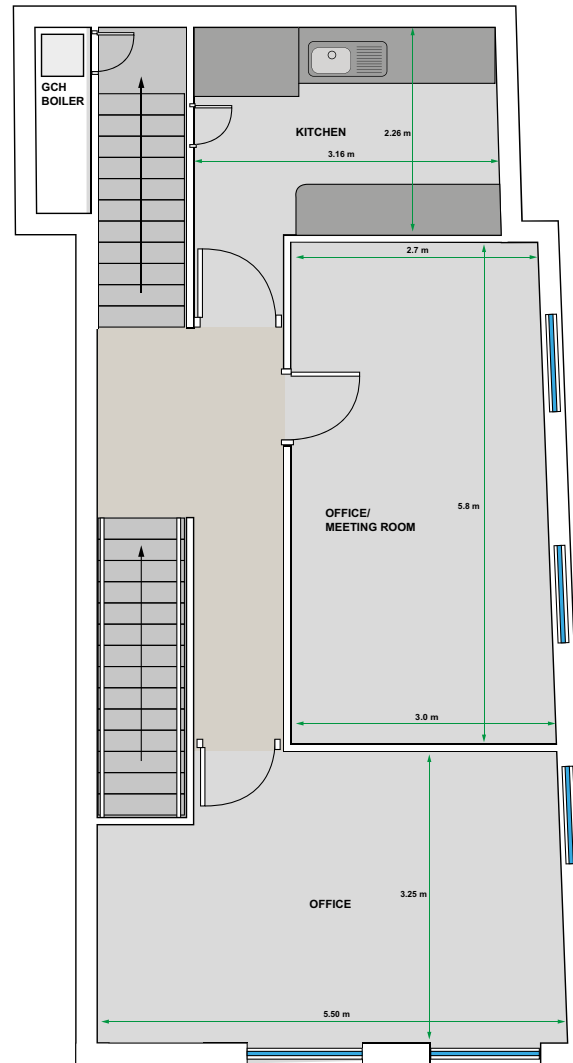
# ACCOMMODATION

FLEXIBLE OPEN PLAN AND CELLULAR SPACE

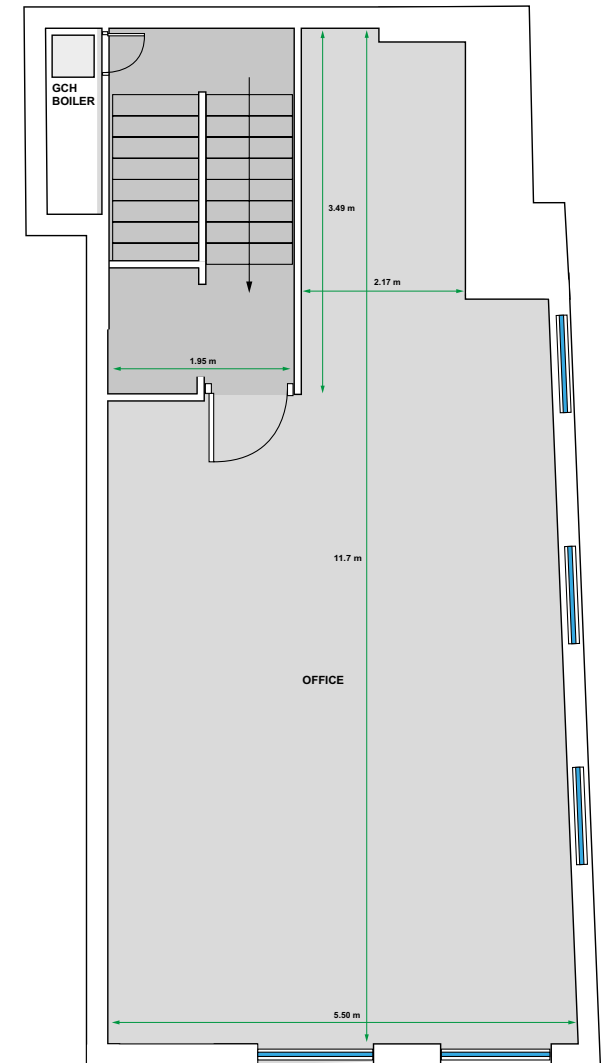
## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



## SECOND FLOOR PLAN





R I V E R M E R S E Y

ACC LIVERPOOL

M&S ARENA

ALBERT DOCK

PIER HEAD

CASTLE STREET 'Foodie Heaven'

BUSINESS DISTRICT

BALTIC TRIANGLE

ROPE WALKS  
Eclectic Shops!  
Diverse Dining  
Options! and  
Lively Nightlife

LIVERPOOL ONE

RETAIL AREA

CHINA TOWN

CULTURE HUB

LIME STREET STATION

JOHN MOORES  
UNIVERSITY  
BUIDINGS

55 SEYMOUR TERRACE

LIVERPOOL  
METROPOLITAN  
CATHEDRAL

LIVERPOOL  
UNIVERSITY  
BUIDINGS

LIVERPOOL  
SCHOOL OF  
TROPICAL  
MEDICINE

KNOWLEDGE QUARTER

ROYAL  
LIVERPOOL  
UNIVERSITY  
HOSPITAL

NHS HEALTH  
INNOVATION  
LIVERPOOL  
A NEW  
Health & Life  
Sience Campus



PADDINGTON VILLAGE

15 Minutes to  
**M62**  
Motorway

# FEATURES

- Georgian style end of terrace property
- Period style slide sash windows to 2 elevations
- Dual aspect, flooded with natural light
- Prominent position with City views
- Ground floor and 2 upper floors
- Contemporary open riser staircase
- Glazed reception area
- Separate modern kitchen
- Male / Female WC's
- Secure gated car park
- 4 dedicated parking spaces
- CCTV / Patrol security

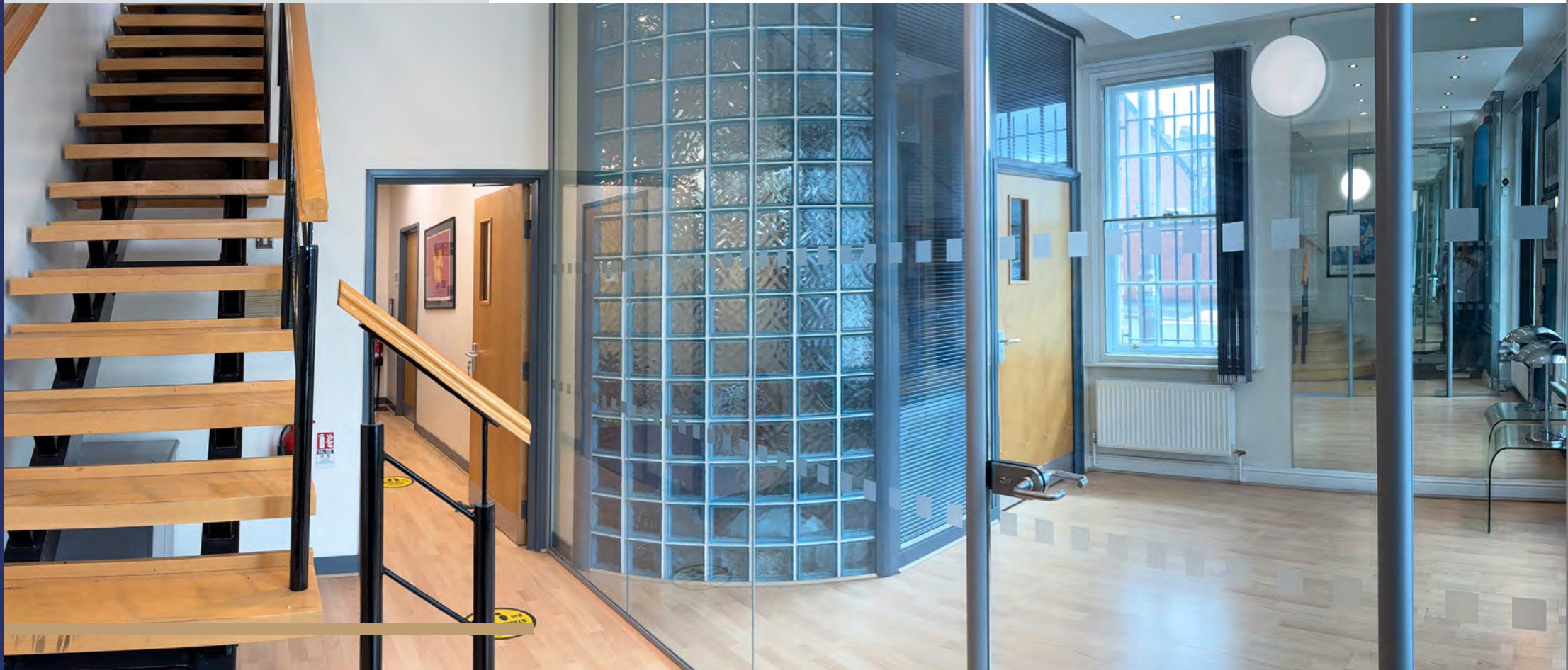
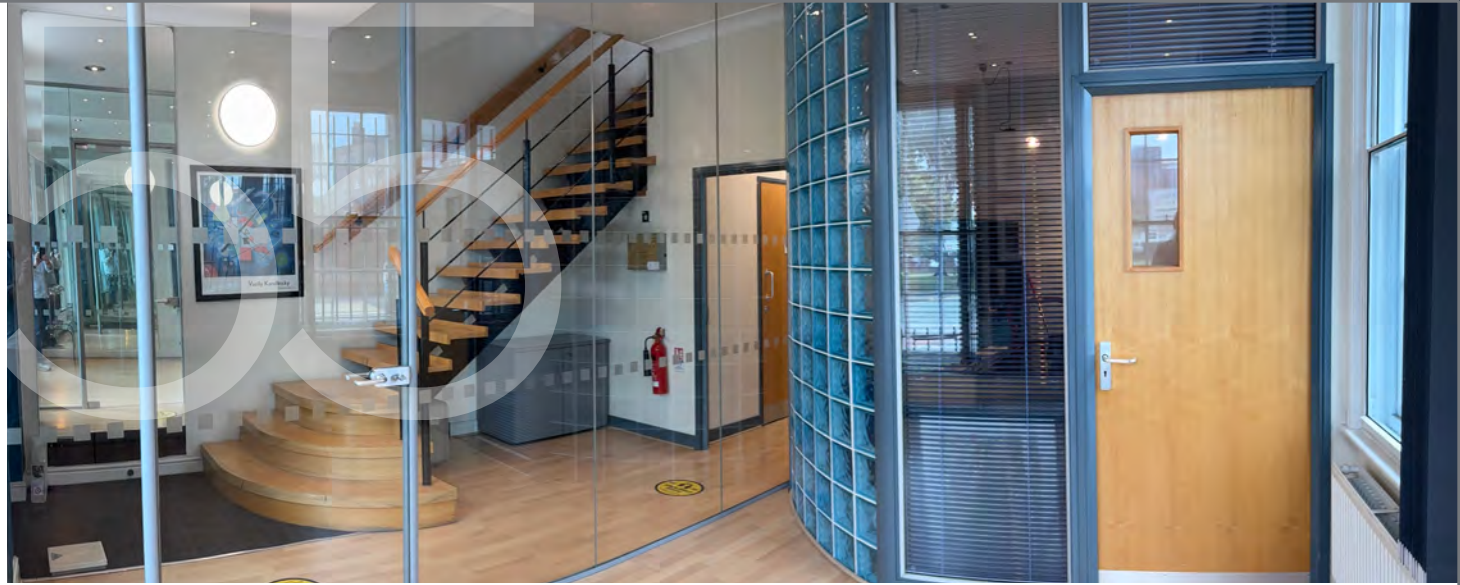


# ACCOMMODATION

## GROUND FLOOR

RECEPTION AREA

3.0M X 3.5M



# ACCOMMODATION

## GROUND FLOOR

### OFFICE / MEETING ROOM

5.0m x 3.0m max

### STORE ROOM

2.1m x 2.5m



# ACCOMMODATION

## FIRST FLOOR

### OFFICE / MEETING ROOM

5.8m x 3.0m



# ACCOMMODATION

**FIRST FLOOR**

LANDING



# ACCOMMODATION

## FIRST FLOOR

### KITCHEN

3.16m x 2.26m



# ACCOMMODATION

## FIRST FLOOR

### OFFICE

5.5m x 3.2m max



# ACCOMMODATION

## SECOND FLOOR

### OPEN PLAN OFFICE AREA

11.7m x 5.5M max



# LOCATION

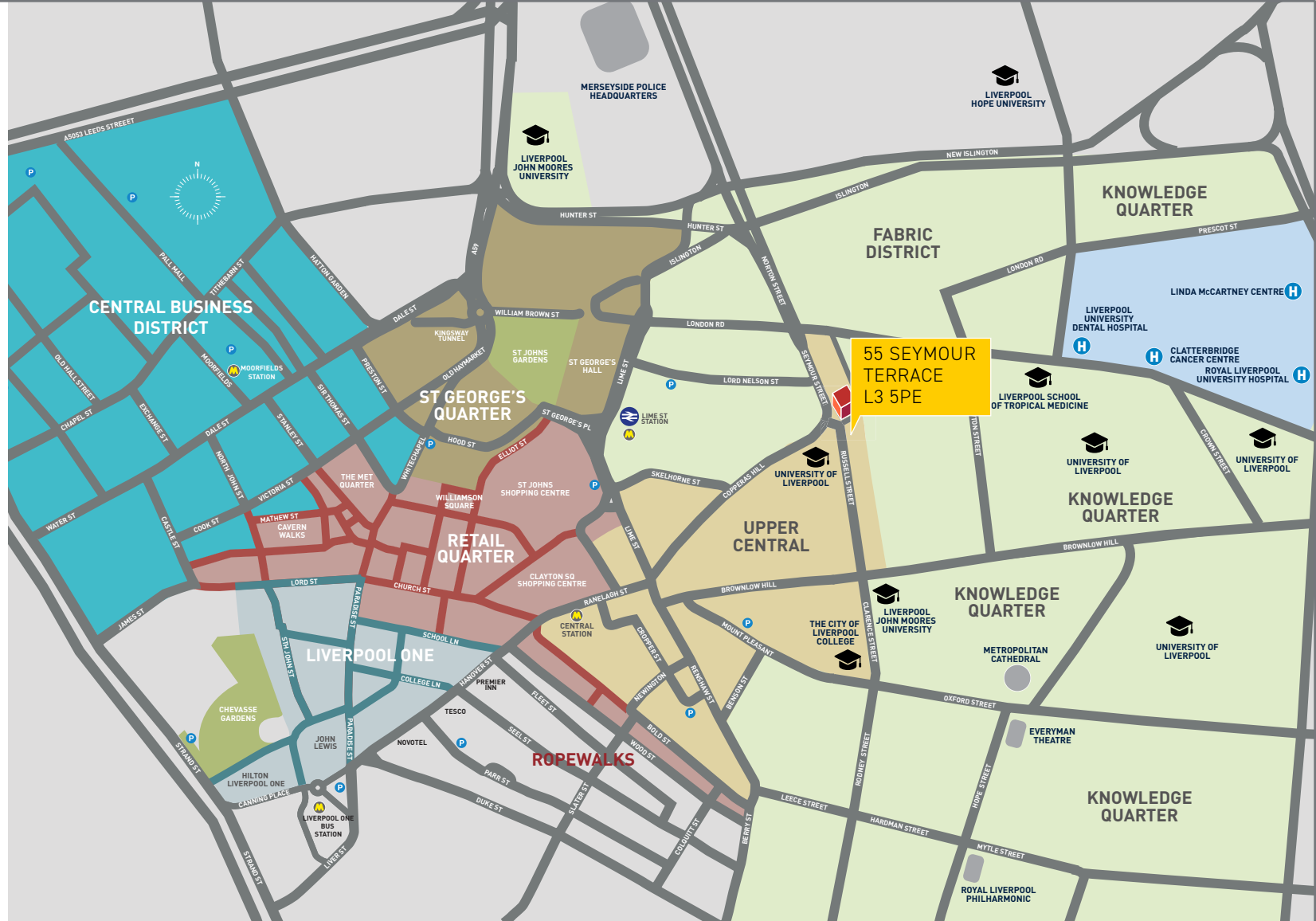
55 Seymour Terrace sits majestically at the top of Copperas Hill, at the junction of Seymour Street and Clarence Street, at the heart of one of the most thrilling and musically inspirational cities in the world.

Liverpool's impressive shopping, leisure and commercial districts, are all within a short walking distance, they offer a tremendous range of designer shops, award winning restaurants and legendary nightlife.

The sprawling campuses of the globally recognised University of Liverpool and Liverpool John Moores University occupy neighbouring properties with dedicated complexes spread around the wider area.

Virtually around the corner from Seymour Terrace is Liverpool's developing Knowledge Quarter which is home to the new Royal Liverpool University Hospital, and the £1BN 'KQ' flagship expansion site, Paddinton Village, which sits prominently on the eastern gateway to the City centre.

**Lime Street, Mainline Station**, is a 2 minute walk down Copperas Hill and provides direct access to UK's national rail network and the City's regional Merseyrail system.



**Liverpool John Lennon Airport** is 7.5 miles to the South of the City and has recently bagged a 5 Star rating as the best Airport in the UK for the past 2 years. 84 flights per day land at the airport and flights depart to an ever expanding list to 70 destinations around Europe.

**By Road**, Liverpool enjoys painless links to the national motorway network via the M62, M58, M57 and M56. The M62 is a mere 15 minutes drive from Seymour Terrace, via a direct route along Edge Lane, the main arterial route in and out of the City.

**Hop on an iconic Mersey Ferry** Enjoy direct cross-river services between Seacombe, Wirral and Liverpool Gerry Marsden Ferry Terminal (Pier Head), Liverpool. Commuters looking to beat the traffic or visitors to this great city can check out services on [www.merseyferries.co.uk](http://www.merseyferries.co.uk)

# VIEWING & FURTHER INFORMATION

For further information please contact  
the sole agent.

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