



FOR SALE

REDEVELOPMENT/REFURBISHMENT OPPORTUNITY



Offices and Hostel Accommodation

286-316 Scotland Road, Liverpool, L5 5AE

- **FREEHOLD**
- PROMINENT LOCATION FRONTING SCOTLAND ROAD, ADJACENT TO KINGSWAY TUNNEL ENTRANCE
- BUILDING SOLD WITH VACANT POSSESSION
- SUITABLE FOR A VARIETY OF USES - STP
- 4 STOREY PLUS BASEMENT
- ADDITIONAL INCOME GENERATED FROM ADVERTISING HOARDING
- 34,000 SQ.FT (3159.64 SQ.M) 0.38 ACRE AREA

LOCATION

The subject property is located fronting Scotland Road (A59) and can be approached from Dryden Street to the rear.

It is located directly to the northern approach to the Kingsway Tunnel entrance.

DESCRIPTION

286-316 Scotland Road comprises a four storey building of brick construction incorporating stone features, with part pitched, part flat roof.

Internally the building provides storage to the basement, office accommodation to the ground floor and first floor and a 30 bed hostel with warden accommodation to the second and third floors.

The windows are double glazed to front and single glazed behind.

There is a car park to the rear providing approximately 10-12 car spaces.

The accommodation is in various specification and condition and would suit a developer seeking to refurbish or redevelop. There is significant opportunity to add value.

PLANNING

We have not made specific enquiries with Liverpool City Council but understand that the property is not a listed building and is not situated in a conservation area.

Interested parties should rely upon their own enquiries.

ACCOMMODATION

Description	sq.m	sq.ft
Basement	464.64	5,001
Ground Floor	573	6168
First Floor	693	7459
Second Floor	710	7642
Upper Floor	60	646
Third Floor	584	6286
Upper Third	75	807
Totals	3159.64	34,009

Areas are measured on a GIA basis from plans provided, and further on site measurement may be required prior to completion of the lease with the RICS code of measuring practice.

TENURE

The property is held freehold under Title No: MS423260, MS423267 and MS423255.

ADVERTISING HOARDING

Income of £18,904 is received from a standing agreement of Primesite Ltd (trading as Global) for 10 years starting 1 January 2020. There are rights for either party to terminate. Further details available on request.

TERMS

The freehold titles are to be disposed of with the intention to offer with vacant possession (with exception of advertising hoarding).

Guide price and further information to be provided upon request.

Please note that our client prefers offers on a unconditional basis. Any conditional offers should be fully qualified with appropriate due diligence to be accurately considered.

FURTHER INFORMATION

Further information to include land registry documents, floor plans, asbestos report and other relevant documents are available on request.

LEGAL COSTS

Each party will be responsible for their own surveys/legal costs incurred in the transaction.

VIEWING

Informal best bids are sought no later than **5pm Friday 2 June 2023**

All arrangements to view the premises are strictly by prior arrangement with Tim Garnett, Keppie Massie.

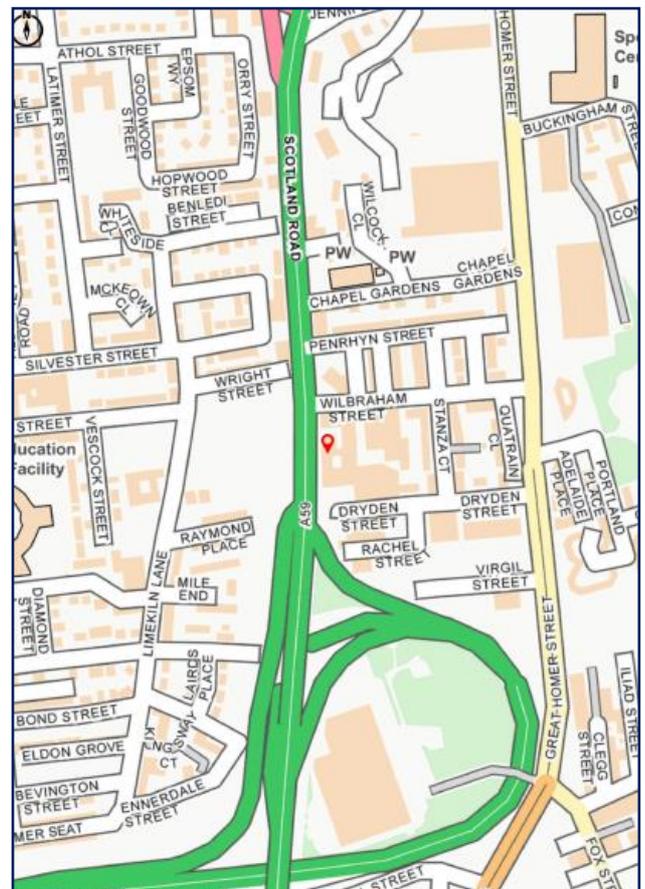
E: commercial@keppiemassie.com

T: 0870 705 0001

VAT

Any figures quoted are not, but may be liable to VAT at the prevailing rate.

LOCATION



ROAD ELEVATION



HOSTEL BREAKOUT ROOM



REAR CAR PARK ENTRANCE



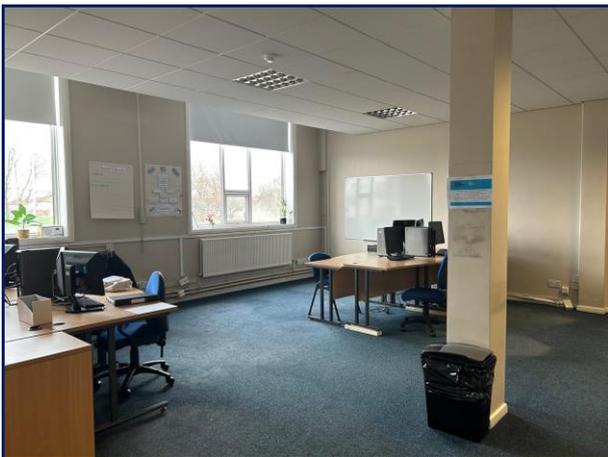
INDICATIVE HOSTEL ROOM



CAR PARK

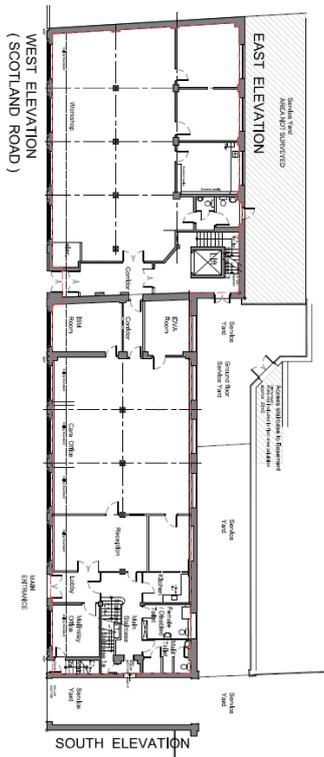


INDICATIVE OFFICE

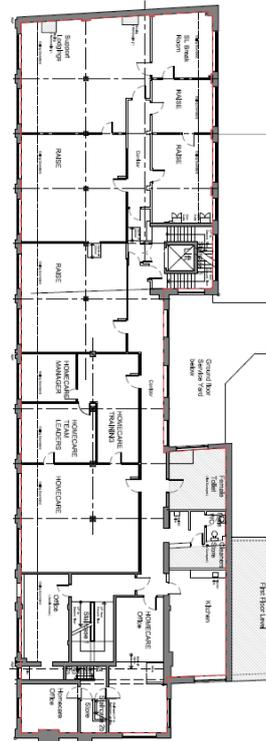


PLANS

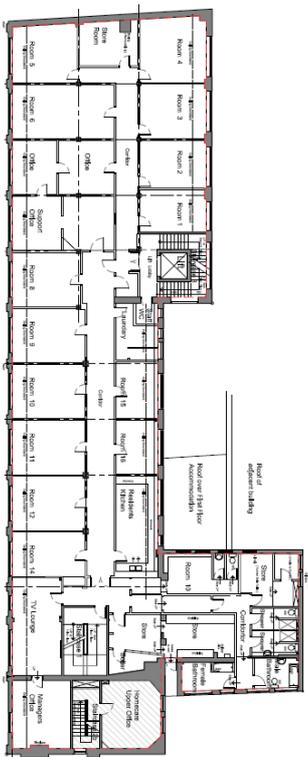
Ground Floor



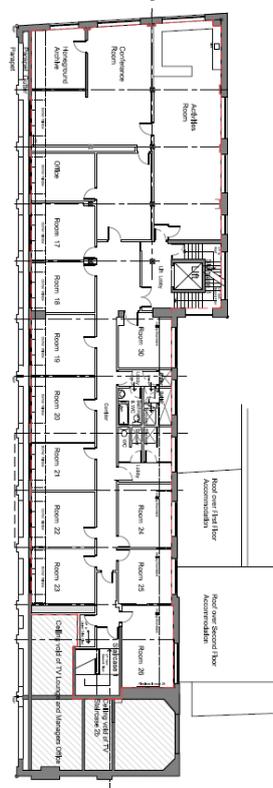
First Floor



Second Floor



Third Floor



DISCLAIMER - Keppie Massie (KM) give notice that:

1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
2. No employee of KM has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property.
3. KM will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.
4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
5. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and KM have not tested any services, equipment or facilities. Purchasers/Tenants must satisfy themselves by inspection or otherwise.
6. KM will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
7. Unless otherwise stated, all prices and rents are quoted exclusive of VAT
8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.

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