

FOR SALE

4-6 & 10 RODNEY ST.

LIVERPOOL LI 2DZ

Rare Opportunity in Liverpool's
Prestigious Georgian Quarter

Available to be Purchased
Together or Individually

Exceptional Grade II
Listed Properties



10 RODNEY ST.

4-6 RODNEY ST.

On behalf of Liverpool John Moores University Keppie Massie is delighted to present 4-6 and 10 Rodney Street, two exceptional Grade II listed properties to the market, offering a unique opportunity for owner occupiers, developers, and investors alike...

Owner-occupiers:

Perfect for educational, training, or medical sectors seeking prestigious, character-rich space.

Residential developers:

Opportunities for high-quality city-centre conversions, Gate Houses and on-site parking.

Investors: Rare city centre Georgian assets with strong long-term letting potential.

Situated in Liverpool's celebrated Georgian Quarter, Rodney Street is renowned for its historic terraces, cultural significance, and central location. The street lies between the city's iconic Catholic and Anglican Cathedrals, in parallel to Hope Street.

Excellent transport links, including Lime Street and Liverpool Central railway stations within a 10-minute walk.

Proximity to universities, cultural venues, and key employment hubs, making it highly attractive to educational, professional, and creative occupiers.

A conservation area setting that enhances architectural character and long-term appeal.



LOCATION

RODNEY ST.

A BRIEF HISTORY:

Rodney Street is one of Liverpool's most celebrated historic streets, renowned for its elegant Georgian architecture and rich cultural heritage. Rodney Street, part of Liverpool's prestigious Georgian Quarter, was laid out between 1783 and 1784 as an elegant terrace for the city's leading merchants, shipowners, and professionals. Named after Admiral George Rodney, the street reflects the wealth and ambition of

Liverpool's commercial elite, with grand townhouses designed for both style and status. Today, Rodney Street retains its historic charm and architectural significance, making it one of the city's most sought-after central locations for residential, professional, and educational use.

4–6 Rodney Street comprises two early 19th-century terrace buildings that were later interconnected. Notably,

4 Rodney Street was the home of the first United States Consul in Liverpool, James Maury, and also the birthplace of Brian Epstein, manager of The Beatles. The properties were extensively refurbished eight years ago, retaining period charm while offering modern amenities, including a platform lift, upgraded LED lighting, and newly refurbished WCs.

10 Rodney Street is a Grade II listed Georgian terrace forming part of the same historic development. Constructed in the early 19th century, it features four storeys with a basement, sash windows, Doric doorcases, and refined stone detailing. While the original occupant is not documented, the property was built in a street historically favoured by Liverpool's affluent merchants and professionals. It offers a rare opportunity to

restore and occupy a property of character in one of Liverpool's most desirable historic quarters. Together, these properties offer a unique blend of heritage, character, and potential, making them ideal for owner-occupiers in education, professional services, or medical sectors, as well as discerning residential developers.





Extensively refurbished approximately 7 years ago, offering modern amenities (Platform lift, LED lighting, upgraded WCs) while retaining historic charm.



Rear parking for 9 vehicles and two separate properties known as Roscoe Cottage & Roscoe Mews.



Traditional brick construction with sash windows, rendered facades, and period features. Four storeys plus basement providing over 11,500 sqft of versatile office or educational space.

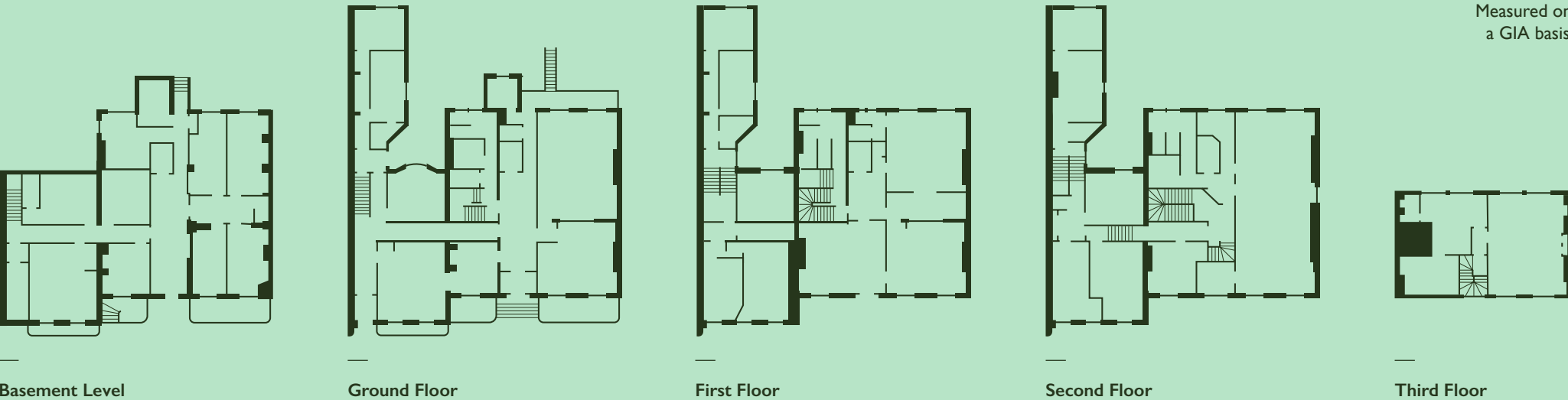
4 Rodney Street was home to the first US Consul, James Maury, and birthplace of Brian Epstein, The Beatles' manager.

4-6 RODNEY ST.

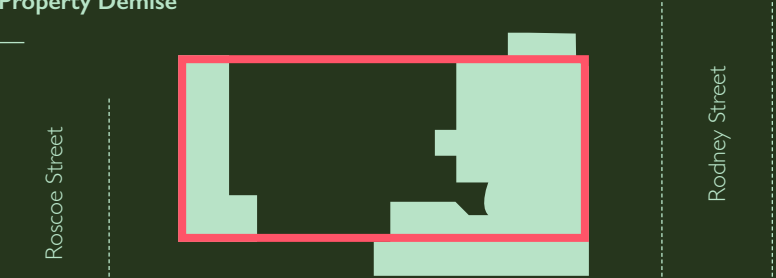


4-6 RODNEY ST.

Basement Level	Ground Floor	First Floor	Second Floor	Third Floor	Total
2,386 Sqft 221.7 Sqm	2,790 Sqft 259.2 Sqm	2,878 Sqft 267.4 Sqm	2,721 Sqft 252.8 Sqm	814 Sqft 75.6 Sqm	11,592 Sqft 1,076.9 Sqm



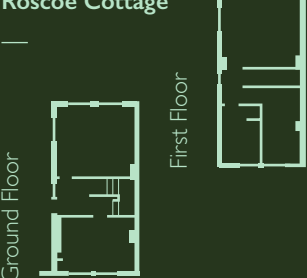
Property Demise



Roscoe Mews



Roscoe Cottage



Roscoe Mews
1,166 Sqft 108.3 Sqm
Roscoe Cottage
747 Sqft 69.4 Sqm



A Grade II listed terrace, offering approximately 4,900 sq ft over 5 floors. Currently vacant and presenting a prime refurbishment opportunity for professional, educational or residential use.

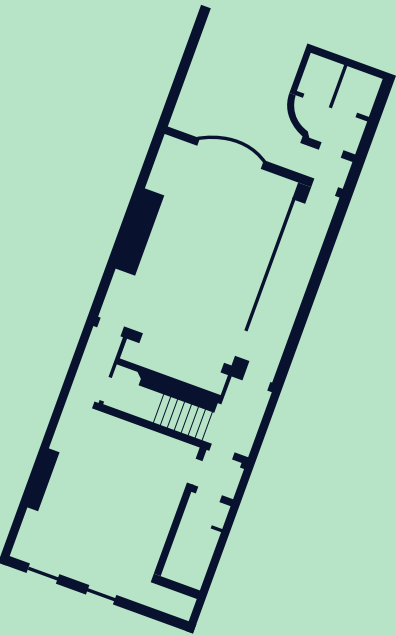


Includes a small rear courtyard and pedestrian access, with significant potential to create bespoke interiors.

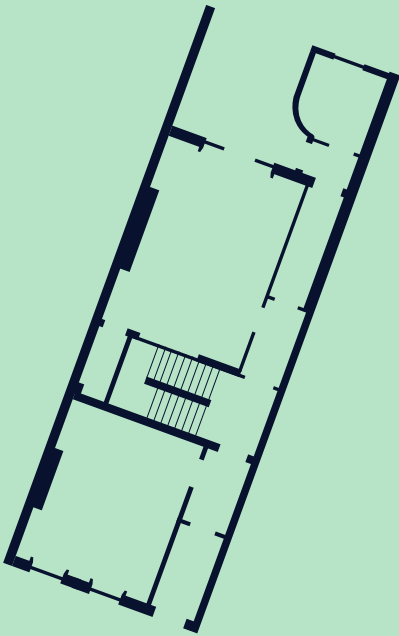
Leasehold with long-term security, offering flexibility for redevelopment or occupation.

10 RODNEY ST.

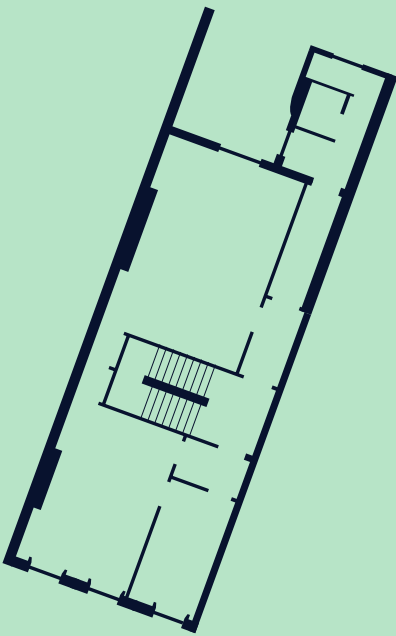
Basement Level	Ground Floor	First Floor	Second Floor	Third Floor	Total
1,020 Sqft 94.8 Sqm	1,037 Sqft 96.3 Sqm	1,045 Sqft 97 Sqm	1,048 Sqft 97.4 Sqm	762 Sqft 70.8 Sqm	4,915 Sqft 456.5 Sqm



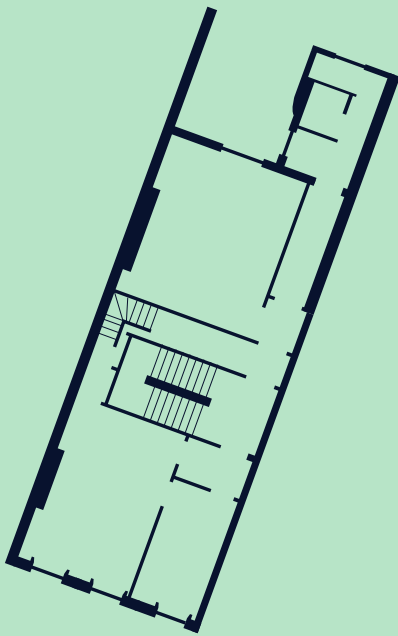
Basement Level



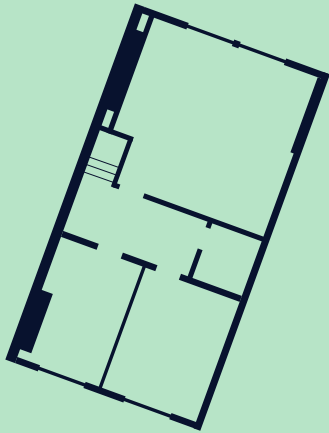
Ground Floor



First Floor



Second Floor



Third Floor

Measured on
a GIA basis.

Property Demise



Guide Price: 10 Rodney Street; Offers sought in the region of £600,000.

Rateable Value: 10 Rodney Street (2023) £32,000 (2026) £32,250.

EPC: 10 Rodney Street is D(86).

Tenure: 10 Rodney Street is a long leasehold. Held on a 125 year long leasehold at a fixed annual peppercorn rent from 10th October 1985. Lease currently has 84 years unexpired, the freeholder is prepared to consider an extension back to 125 years as part of the conveyancing process. Full details available upon request.

10 RODNEY ST.

Terms: Sale offered with vacant possession. Unconditional offers are sought. Individual or combined offers will be considered.

VAT: It is understood VAT is not chargeable on the purchase price.
Legal Pack Information Pack: A comprehensive sales pack, including floor plans, servicing information, legal documents, and planning details, is available upon request.

Measurements: All areas shown have been provided by an independent third party measured survey.

Viewing: For further information, to request the information pack, or to arrange a private viewing by appointment, please contact us.

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For further information, to request the information pack, or to arrange a private viewing by appointment, please contact:

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