



**BALTIC
HOUSE**

NORFOLK STREET, LIVERPOOL, L1 0BE

**PRIME MIXED USE
DEVELOPMENT
OPPORTUNITY**

OFFERS INVITED



DEVELOPMENT SUMMARY

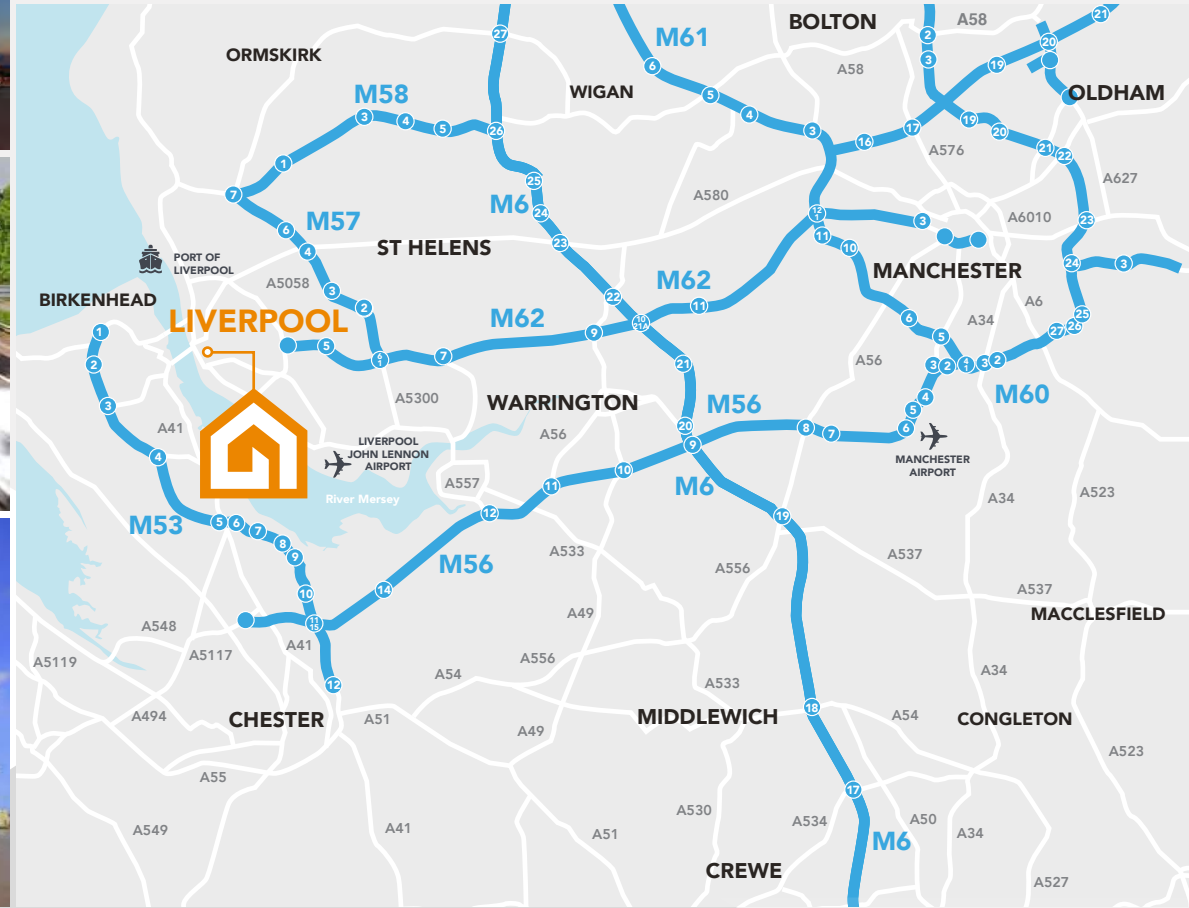
- Freehold and Leasehold.
- Development site extending to an area of approximately 0.17 hectare (0.42 acres).
- Prime location close to Liverpool City Centre, within the Baltic Triangle area.
- Part completed student and commercial development.
- The site was being developed in-line with planning application 15F/3100, for the erection of 150 student units (being 66no three bedroom cluster apartments, 6no three bedroom duplex apartments and 78no studios, totalling 294 bedrooms) along with commercial units, communal area and service area.
- The Landwood Group and SIA are instructed to seek offers.





LOCATION

Liverpool is a city and port located on the eastern side of the Mersey Estuary in the North West of England. The city celebrated its 800th anniversary in 2007 with several areas in 2004 being granted World Heritage sites by UNESCO and it receiving Capital of Culture status in 2008. Liverpool is at the centre of the UK's second largest regional economy with access to six million customers. It is also the fifth largest City in the UK. The regional North West economy is worth more than £120 billion with over 260,000 businesses and a population of over 7 million.



The City has experienced a significant amount of both inward and multi-national investment over the past decade, with over £5 billion of inward investment delivered through private and public partnership. This includes Liverpool One which was the highly successful redevelopment of 42 acres to provide a mixed-use scheme to include leisure and retail facilities alongside the game-changing ACC Liverpool, and £40 million Exhibition Centre Liverpool. This investment has led to an increase in output within the City to an estimated £25 billion. Liverpool and the wider region is the second highest recipient of direct foreign investment in the UK next to London and the South East.

The City is also a popular destination for tourists, due to the UNESCO World Heritage Site, musical links and the Echo Arena, and attracts an estimated £1.3 billion spend by visitors each year. Liverpool is also known for its world class academic and medical institutions, with a large student population which is estimated to be the third largest in the UK, at 50,000. This, alongside the growing professional pull to the City centre has led to an expansion in both inner city living and growth in the leisure market.

SITUATION

The site is situated between Norfolk Street and Brick Street in close proximity to the (A5037) Jamaica Street and (A561) St James Street. Both provide access to the city to the north and the A562 to the south which is a main arterial route providing links to surrounding areas, towns and cities and the motorway network. Lime Street Station, the main station serving the city and providing services to Euston, is approximately 1.7 miles from the subject.

The site is in a prominent position within the "Baltic Triangle" which is within the World Heritage Buffer Zone, with the City Centre to the north, Albert Dock to the west and Ropewalk and Georgian quarter to the east. In 2008 the Baltic Triangle Framework was implemented to encourage residential and leisure development with the area more recently being known as the "creative quarter" with a number of recently developed leisure outlets, apartments and studios, coffee shops, eateries, bars, function venues, art and music production areas.







LIVERPOOL CENTRAL STATION

0.7
MILES



LIVERPOOL LIME STREET STATION

1.7
MILES



ROYAL ALBERT DOCK

0.6
MILES



LIVERPOOL JOHN LENNON AIRPORT

7
MILES



1

LIVERPOOL ONE

0.8
MILES

ECHO

LIVERPOOL ECHO ARENA

1
MILE



LIVERPOOL JOHN MOORES UNIVERSITY

0.8
MILES



ROYAL LIVERPOOL UNIVERSITY HOSPITAL

1.5
MILES

DESCRIPTION

The property comprises a part built mixed use student and commercial development. The completed development will provide an 11 storey block to Norfolk Street and a 9 storey block to Brick Street with a central element linking the two blocks. It will be of concrete framed construction with brick, steel and glazed vertical elements to the elevations with artwork to Norfolk Street and Brick Street.

The site has been developed in-line with planning application for the erection of 150 student units (being 66no three bedroom cluster apartments, 6no three bedroom duplex apartments and 78no studios, totalling 294 bedrooms) along with communal and service areas plus 1,436.4 sqm (15,462 sq ft) of ground and first floor commercial space. This is subject to a section 106 agreement.

Currently, the concrete frame structure and reinforced floors are completed to the sixth storey of Norfolk Street and Brick Street frontages. The central court is to a lower level and incorporates 2 precast elements which will eventually provide the staircases and lift. To the Norfolk Street element some MIB panels have been installed to the first and second floor.

There is potential to amend the scheme subject to obtaining the necessary planning consents.

Additional information in relation to the planning consent, development and works completed is available on request.



ACCOMMODATION

A breakdown of the proposed accommodation is provided below:

COMMERCIAL

UNIT NO.	LEVEL	SQ M	SQ FT
1	Ground Floor	76.1	819
2	Ground Floor	93.9	1,011
3	Ground Floor	97.8	1,053
4	Ground Floor	91.6	986
5	Ground Floor / Mezzanine	224.9	2,421
6	Ground Floor / Mezzanine	241.5	2,599
7	Ground Floor / Mezzanine	267.1	2,875
8	Ground Floor / Mezzanine	343.5	3,698
TOTAL		1,436.4	15,462

STUDENT UNITS

LEVEL	DESCRIPTION	NO. UNITS	SQ M	SQ FT
1st-6th	3 Bed Cluster – living room / kitchen, 3 en-suite bedrooms	66	55.3	595
1st-8th	Studio – living room / kitchen, bathroom and bedroom	30	27.4	295
7th-8th	Studio – living room, kitchen, bedroom with en-suite	24	25.9	279
7th-8th	Studio – living room / kitchen, bedroom with en-suite	24	26.7	287
9th-10th	Duplex – living room / kitchen, 3 en-suite bedrooms	6	82	883

We understand that the gross internal area of the whole development including communal areas is to be 9,714 sq m (104,561 sq ft).

PLANNING

The site had planning consent (REF:14F/0829) for the erection of a part 11 and 9 storey building comprising 123 student apartments with associated facilities and 12,835 sq ft of class B1 creative space. The site has been developed in-line with application Ref: 15F/3100.

Additional information in relation to the planning position and plans are available upon request.



TENURE

Freehold and long leasehold.

TENANCY

vacant possession

EPC

The subject property is not yet completed and we therefore understand that an EPC is not required in accordance with Section L1A of the Building Regulation.

VAT

All offers made should be exclusive of VAT which is applicable.

PROPOSAL

The Landwood Group are instructed to take offers for the freehold interest.

Each party will be responsible for their own legal costs.
Evidence of funding will be required on submission of all offers.

FURTHER INFORMATION

A full information pack is available on request.
To discuss the opportunity in further detail please contact:

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