



Liverpool
City Council

**FOR SALE
BY WAY OF
AN
INFORMAL
TENDER**

Residential & Commercial Opportunity Former Clock Tower, 104-106 London Road, Liverpool L3 5NW

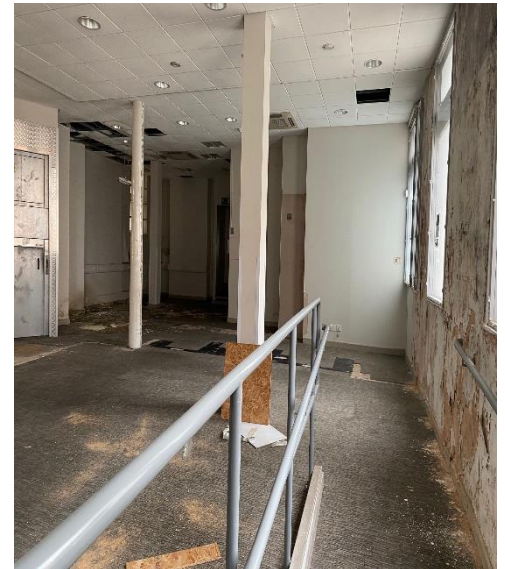
Residential &
Commercial
Opportunity Subject
to Planning Consent

Former Clock
Tower

Three Storey, plus
basement

Victorian Period

Fabric District



Liverpool - A City that's Open for Business



DESCRIPTION/BACKGROUND:

The property was historically and most recently utilised as a high street bank with the ground floor comprising of a typical banking hall with ancillary office, amenity and welfare accommodation. The upper floors provide a series of smaller offices with further amenity/welfare facilities. The basement extends to a series of storage rooms. The property will be disposed of by way of an informal tender, the interested parties should put forward their expression of interest. Their expression of interest should include the following:

- Financial Offer (Offers in excess of £325,000).
- Proposed Scheme details/plans.
- Timescale for completion.
- Whether contact with the local planning department has been made.
- Business Plan and previously development history (if any, not essential).

It should be noted that there will be strict deadlines in place to make sure any proposed scheme that is granted is adhered to and work is commenced in a timely fashion.

SITE DETAILS & LOCATION:

The property occupies a prominent corner position with frontage on to London Road returning along Hart Street approximately 1km east of the City Centre. London Road is a significant and well-established secondary shopping and mixed-use area and forms an important link road with Edge Lane which is a major gateway thoroughfare connecting Liverpool to national and regional motorway networks. 104-106 London Road is traditional Victorian period end of terrace three storey, plus basement, brick-built property under a pitched and hipped slate roof.

It is to be noted as part of the below lease terms the Council requires the exterior of the building to be restored/repaired to its original character and aesthetics, including windows and doors. If further information is required regarding the listed status of this property, please contact Historic England - <https://historicengland.org.uk/about/contact-us/>

The site is located within the Fabric District which has been identified as a regeneration area within the Knowledge Quarter of the city. Further details about the area and the businesses located within it can be found at <https://fabricdistrict.co.uk/>

ACCOMMODATION:

Basement	208 sq.m
Ground Floor	222 sq.m
First Floor	221 sq.m
Second Floor	221 sq.m
Third Floor	102 sq.m
Loft	20 sq.m
Total (Includes lift motor room & loft space)	994 sq.m



FINANCIAL OFFER:

Liverpool City Council would consider all offers in excess of £325,000, in order to achieve best consideration in compliance with s123 of the Local Government Act 1972. The Council has a duty to achieve best consideration for all disposals.

TENURE:

The City Council owns the freehold of 104-106 London Road, however, are disposing of the property by way of a long leasehold interest of 125-years.

RATES:

Please contact the below website for further information on business rates - <https://liverpool.gov.uk/business/business-rates/>.

PLANNING:

Interested parties should also make themselves aware of relevant planning policy relating to London Road District Centre. The centre provides a broad range of shops and services including community facilities. [The Liverpool Local Plan 2013–2033 - Liverpool City Council/](#)

The Planning Authority provide a pre-application service, details of which are on the attached link below. Any planning enquiries should be made through this process - www.liverpool.gov.uk/business/planning-and-building-control/preparing-an-application/our-pre-application-service

ADDITIONAL COSTS:

All disposals are subject to the payment of the City Councils Surveyors' fees at 5% and Legal fees at 4%.

CONSIDERATIONS:

The Council is seeking expressions of interest from interested parties on the property at 104-106 London Road.

1. 125-year lease to be granted.
2. Full Repairing and Insuring (FRI) lease.
3. To be used for commercial on the ground floor and residential usage on the upper floors. It is to be noted that planning consent has not been applied for and it will be down to the lessee to gain consent. The lessee will first require the approval of Listed Building Consent with regards to any external or internal alterations, via James F Simmins (james.simmins@liverpool.gov.uk) the Council's Principal Heritage Officer.



The following uses will not be permitted:

- (i) Betting Office.
 - (ii) Taxi Office.
 - (iii) Private Members' Cinema Club.
 - (iv) Sex Establishment.
 - (v) For the operation and use of space invaders or similar video games.
 - (vi) Amusement Arcade.
 - (vii) Radio communication masts/aerials.
 - (viii) Tobacco shop.
4. No external alterations to the character of the property.
 5. Original windows/door type to be repaired.
 6. Planning permission to be applied for within 6 months of the lease commencement date.
 7. Works to be completed within 36 months of planning approval.
 8. And all the other standard lease terms.

FORMAL OFFERS & SUBMISSION PROCESS:

Formal written offers are sought from interested parties who are required to provide the following information.

- (i) Full details of the individual/company.
 - (ii) A financial offer for the property.
 - (iii) Details of planned use for the property.
1. Liverpool City Council would consider all offers in excess of £325,000, in order to achieve best consideration in compliance with s123 of the Local Government Act 1972. The Council has a duty to achieve best consideration for all disposals.
 2. The Council is not bound to accept the highest or any offer made. (The Council has a duty to achieve best consideration taking into consideration the scheme and what benefits the public. However, no offer less than best consideration will be considered).
 3. The Council reserves the right to shortlist the submitted offers pending future negotiation.
 4. The Council reserves the right to end the tender process at any time.



5. Interested parties are expected to complete and pass the Councils Due Diligence process.
6. Submissions should be made by email **ONLY** to the email address below.
7. Submissions should be made by **12pm Thursday 26th October 2023**. Any proposals submitted after 12pm Thursday 26th October 2023 will not be considered.

FURTHER INFORMATION AND VIEWINGS:

All enquiries for viewing dates and for further information please contact:

Email address: Ryan.Williams@liverpool.gov.uk

Liverpool City Council, Cunard Building, Water Street, Liverpool, L3 1A

Note – This property is not eligible for Community Use and Asset Transfer Program.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

The information provided in this brochure has been provided in good faith and is considered to be correct at the time of publication (Oct 2018)). Liverpool City Council ('LCC') has taken all reasonable precautions and has exercised all reasonable due diligence to ensure its accuracy. However, absolute accuracy cannot be guaranteed and must not be relied upon. All measurements, areas and boundaries are approximate and given for illustrative purposes only. Prospective purchasers must assure themselves, through their own investigations, that the information contained in these particulars is accurate and if there is any doubt to clarify it with LCC first. LCC, its agents and employees cannot be held responsible if the information in this brochure is subsequently relied upon by prospective purchasers who suffer loss as a result.