



Liverpool
City Council

**LEASEHOLD
INTEREST
AVAILABLE
BY WAY OF AN
INFORMAL
TENDER**

Office Building Available to Rent

Former OSS, Belle Vale, Liverpool, L25 2RJ

**OFFICE BUILDING
OPPORTUNITY**

£35,000 per annum

Vacant Property in
Good Condition

Approximate GIA
Area: 253sq.m

Leasehold
Disposal



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DESCRIPTION/BACKGROUND:

Liverpool City Council are seeking Expressions of Interests for this office unit within the Vauxhall ward of the city. Interested parties are invited to bid for this property as part of an informal tender.

Interested parties should put forward their expression of interest based on a reasonable market value of £35,000 per annum. Their expression of interest should include the following:

- Financial Offer (How much the interested party are prepared to pay to rent the property) offers below market value will not be considered.
- Proposed Scheme details/plans
- Whether contact with the local planning department has been made
- Proposed use of the property
- Consideration for the aims and objectives within the [City Plan](#)

The successful bidder will be expected to enter into Heads of Terms which will be subject to contract and city council approval. The terms will outline key obligations to ensure the agreed use of the premises is maintained and occupation commences within the specified timeframe. The agreement will also include provisions to safeguard the Councils' position as freeholder.

SITE DETAILS & LOCATION:

The property is located in the Belle Vale area of the City approximately 6.5 miles southeast of the city centre. The site is situated off Childwall Valley Road in close proximity to Belle Vale Park and the Belle Vale District Centre.

The property comprises a modern single storey brick built detached building under a pitched slate roof. It also has a small extension or outrigger of the same construction as the main building used as bin storage and bicycle storage. All windows are double glazed and the property benefits from an automatic sliding door at the front of the building. There is a surfaced car park with marked spaces holding eight car park spaces.

The unit is approximately 253m² (GIA) and approximately 270m² (GEA).

Measurements and areas stated above may be approximate and purchasers should make their own accurate measurements. Purchasers should seek specialised advice regarding value and surveys of site.

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FINANCIAL OFFER & TENURE:

Liverpool City Council would consider all offers based on reasonable market value. The City Council have a duty to obtain best value/consideration for all disposals in compliance with s123 of the Local Government Act 1972 the Council.

The City Council owns the freehold of the site, and it is the intention of the Council to dispose of on the basis of a 10-year lease with five yearly rent reviews conditional of the purchaser obtaining full planning consent. (Details to be agreed with the Council).

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, including the Liverpool City Local Plan -

[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 surveyor's fees at a minimum of £3,000.00 (Three Thousand pounds) and legal fees at a minimum of £2,310.00 (Two Thousand, Three Hundred and Ten pounds).

CONSIDERATIONS:

The Council is seeking submissions from interested parties for the office building at Childwall Valley Road.

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FORMAL OFFERS & SUBMISSION PROCESS:

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

- Full details of the individual/company
 - Written details of your proposal for the property including outline plans illustrating the layout and design of the property
 - Details of your financial arrangements to deliver the proposal
 - Financial offer for the property; including confirmation to pay Liverpool City Council professional fees
 - Completing the City Councils due diligence checklist
1. The Council is not bound to accept the lowest or any offer made
 2. The Council reserves the right to shortlist the submitted offers pending future negotiation
 3. The Council reserves the right to end the tender process at any time
 4. Interested parties will be expected to complete and pass the Councils Due Diligence process
 5. Submissions should be made by email **ONLY** to the email address below:
 6. Submission deadline date for bids: Friday 27th March 2026

FURTHER INFORMATION AND VIEWINGS:

Dates for viewings of the property will be confirmed in due course.

All enquiries and for further information please contact:

Email address: Daniel.Murphy@liverpool.gov.uk

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

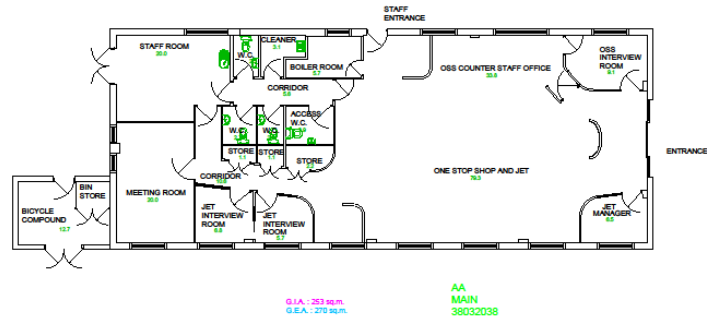
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PLAN:



BELLE VALE ONE STOP SHOP
CHILDWALL VALLEY ROAD



Liverpool City Council
Property and Asset
Management Services
Millennium House
Victoria Street
Liverpool



Plan referred to in Item

drawn M.G.	date DEC 08	rev.date JULY 09
scale 1:100	A2	plan no. 16,765

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