



Liverpool
City Council

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

**Commercial Unit Available to Rent
100-100a Queens Drive, Clubmoor,
Liverpool,
L13 0AJ**

**COMMERCIAL
OPPORTUNITY**

Commercial and
Residential Use
Subject to
Planning Consent

£15,400 per
annum

Vacant Property in
Good Retail
Location

Leasehold
Disposal



Liverpool - A City that's Open for Business



DESCRIPTION/BACKGROUND:

Liverpool City Council are seeking Expressions of Interests for this mixed-use unit within the Tuebrook Larkhill 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 £15,400 per annum. Their expression of interest should include the following:

- Financial Offer (How much the interested party are prepared to pay for the site) offers below market value will not be considered.
- Proposed Scheme details/plans
- Timescale for completion (programme of works would be desirable)
- Whether contact with the local planning department has been made
- Proposed use of the site
- 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 Tuebrook Larkhill ward of the city approximately 3.7 miles from the City Centre, within a designated area of primarily residential properties and within a well-established parade of commercial along Queens Drive and Larkhill Place, providing strong volumes of footfall and passing trade. The property also benefits from fronting onto Queens Drive a Primary Strategic Route Network providing key links to the wider city and city centre.

The property comprises of a two-storey mid terraced unit with ground floor commercial use and residential use on the upper floors with a two-bedroom apartment. Both units are separately contained with access to the upper floors provided by a separate staircase and doorway to the rear of the property. The property is of cavity brick wall construction under a traditional pitched roof with slate tiles and cast-iron downpipes and guttering servicing the roof. The windows are single glazed timber casement frames. Access to the commercial unit is provided along Queens Drive with a shared alley access to the small rear yard for the unit.



The ground floor unit measures approximately 70.9m² (NIA), with the upstairs unit measuring 72.5m² (GIA).

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.

FINANCIAL OFFER:

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.

TENURE:

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 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 relating to primarily residential area (policy H7) in this location, 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 lettings are subject to the payment of the City Councils surveyor's fees at a minimum of £1,500.00 (one thousand five hundred pounds) and legal fees at a minimum of £2,516.00 (two thousand five hundred and sixteen pounds).

CONSIDERATIONS:



The Council is seeking submissions from experienced interested parties for the property at 100 Queens Drive, L13.

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
 - Evidence of experience
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: Monday 24 July 2026

FURTHER INFORMATION AND VIEWINGS:

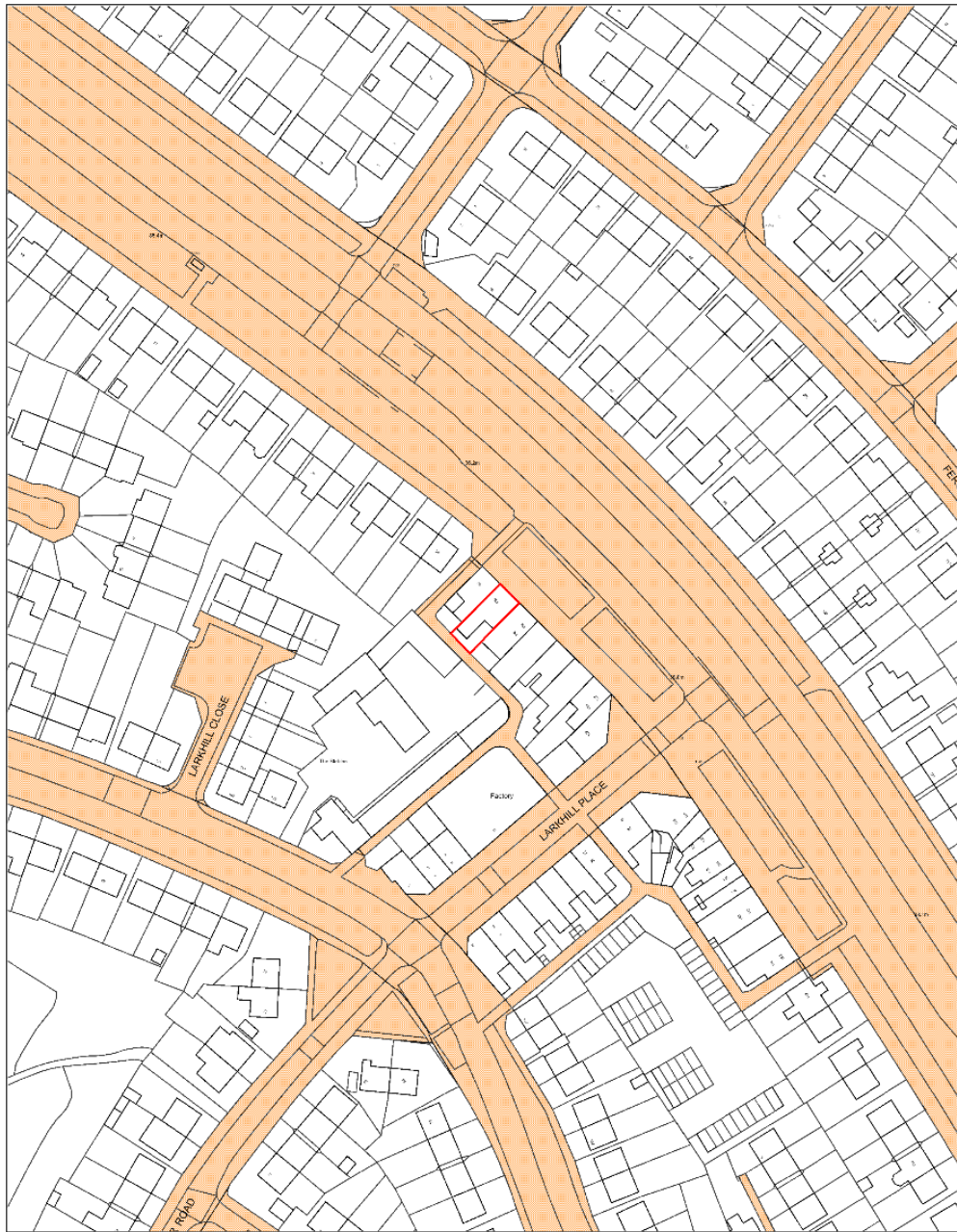
Dates for viewings of the property will be confirmed in due course.

All enquiries for further information please contact:

Email address: Oliver.Graham@liverpool.gov.uk

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

LOCATION PLAN:



Queens Drive, 100-100a

0 100
metres
Scale 1:1,250

Date 02/05/2025
Data Management, Property Management
Finance and Resources, Cunard Building, Water Street, L3 1AH
Crown Copyright © and Database Rights 2023 Ordnance Survey
1000118351

