



Liverpool
City Council

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

Commercial Unit Available to Rent 88 Islington, Liverpool, L3 8LD

Commercial Use
Subject to Planning
Consent

£17,000 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 commercial unit within the Brownlow Hill 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 £17,000 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 [Liverpool 2040 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 Brownlow Hill ward, approximately 1.5 kilometres from Liverpool City Centre, within a designated area of mixed-use properties. The property fronts Islington Road, a main route which connects the city centre to the Kensington area. Located within the Fabric District and London Road area, this area comprises largely of industrial, retail and residential properties. The property is in close proximity to the Royal Liverpool University Hospital, Liverpool Lime Street Station and is served by public transport links between London Road and the city centre.

The property comprises of a two-storey unit with ground and upper floor commercial use. There is a single storey side extension along the full western elevation. The property is enclosed by other infill buildings. Access to the unit is provided directly from Islington via the shopfront on the front elevation and to the rear of the unit fronting Devon Street. UPVC Windows and doors have been installed on the front (North) elevation, along with metal rolling shutters covering the front windows and doors of the unit.



On the ground floor, the bathroom includes white fixtures, and ancillary rooms include built in storage units in good condition. The first floor comprises of a spacious multi-purpose room which could be used as additional retail floor space or storage. The first-floor benefits from a vaulted ceiling and exposed central beam.

The ground floor measures approximately 49m² (GIA), with the first-floor measuring 35m² (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 5-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 Mixed Use Area (Policy EC6). The site is also designated as 'The Fabric District (Policy CC6), included within 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 £3,000.00 (Three Thousand 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 88 Islington, L3 8LD.

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
- Completed due diligence form (see attached in pack)

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: Jessica.Neath@liverpool.gov.uk
6. Submission deadline date for bids: **Friday 13th November 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: Jessica.Neath@liverpool.gov.uk

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

Digital Markets, Competition and Consumers Act 2024 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 (June 2026). 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.

LOCATION PLAN:

