Liverpool City Council

LEASEHOLD INTEREST AVAILABLE BY WAY OF AN INFORMAL TENDER

Commercial Unit Available to Rent

113 Latimer Street, Vauxhall, Liverpool, L5 2RF

COMMERCIAL OPPORTUNITY

Commercial Use Subject to Planning Consent

£9,000 per annum

Vacant Property in Good Retail Location

Approximate GIA Area: 104sq.m (0.0104 hectares)

Leasehold Disposal





Liverpool - A City that's Open for Business

DESCRIPTION/BACKGROUND:

Liverpool City Council are seeking Expressions of Interests for this commercial retail 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 £9,000 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 City Plan

The successful bidder will be expected to enter into Heads of Terms which will 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 Vauxhall ward of the city and sits within a designated area of primarily residential properties approximately 2.7 miles South of Liverpool City Centre. The property comprises a single storey retail unit that has a basement to the rear to allow for storage and access to land at the back that is shared with the other tenants on that row of units. The unit is constructed of cavity brick walls under a traditional pitched roof with concrete tiles. The roof drains via PVC rainwater pipes and gutters. The windows comprise double glazed timber casement frames. The property benefits a steel electric roller shutter for security purposes at the front and a small yard to the rear which is bounded by a brick wall and metal fencing which is only permitted for authorised personnel. Internally the property has a fitted kitchen and WC.

This property has the benefit of parking which is situated at the front of the parade and is located within a shopping parade containing a total of four retail units. This site is situated in a residential area providing footfall for the existing shops. It is closely linked to a Primary Strategic Route Network with key links to the wider city and the city centre.

The unit is approximately 104m^2 (GIA) and approximately 131m^2 (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.



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 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 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 £2,516.00 (two thousand five hundred and sixteen pounds).

CONSIDERATIONS:

The Council is seeking submissions from experienced interested parties for the retail unit at 113 Latimer Street.



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 04 January 2027.

FURTHER INFORMATION AND VIEWINGS:

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

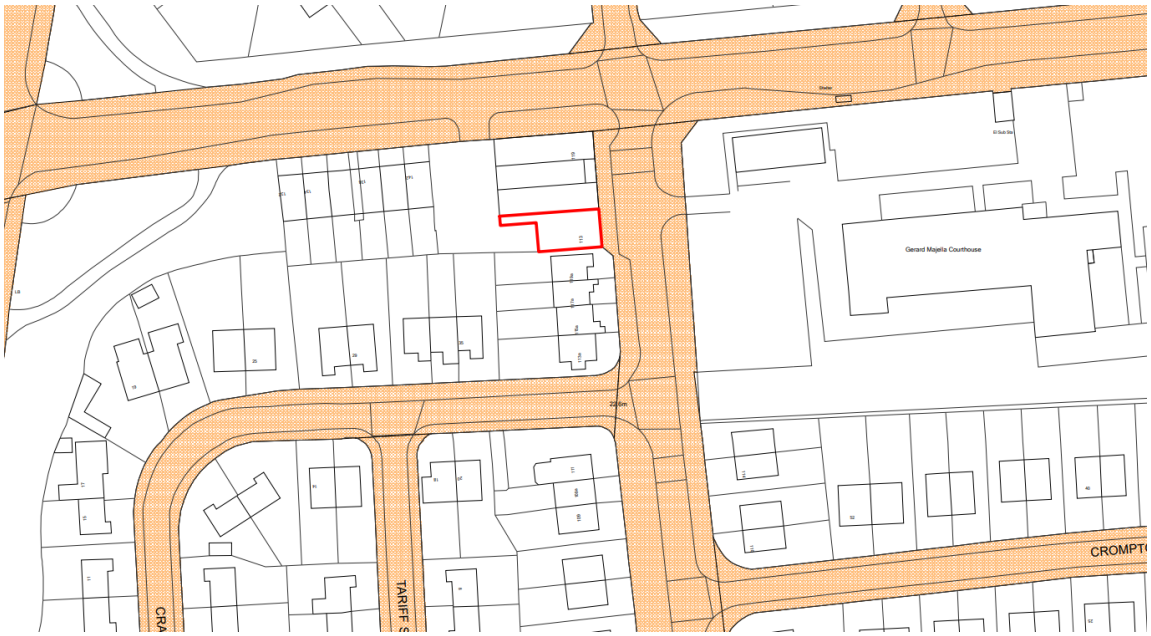
All enquiries and for further information please contact:

Email address: Casey.Nicholls@liverpool.gov.uk

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

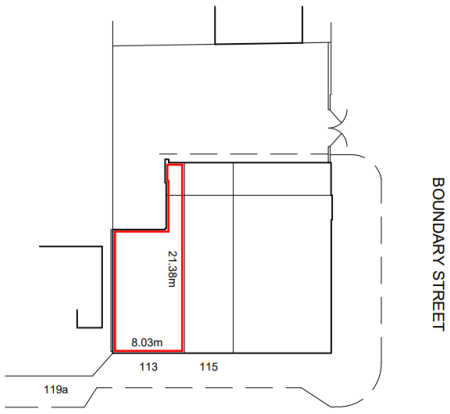


PLAN:



Plan referred to

113 LATIMER STREET



LATIMER STREET

Area verged red about 126 sq.m.

Liverpool City Council		Liverpool City Council Property and Asset Management Services Cunard Building Water Street Liverpool L3 1AH
Plan referred to in item		
drawn	date OCT 98	rev.date
scale 1:500	A4	plan no. 14,398

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

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