

# for sale

**69 Regent Street**

**Liverpool**

**L5 9SY**

**Venue/Development Opportunity**

**Freehold**

**3,485 sq ft (324 sq m)**

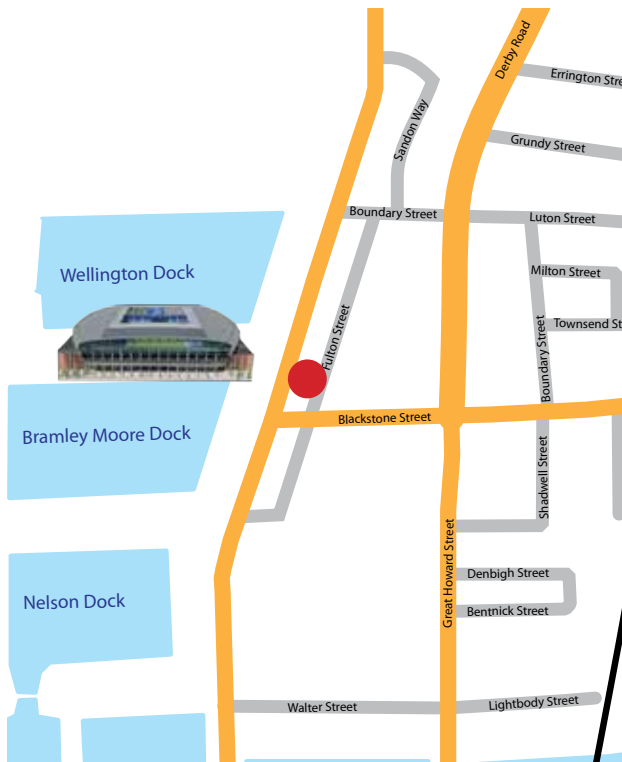


- Opposite Bramley Moore
- Close to City Centre
- Waterfront Location
- Redevelopment Potential
- Quality Internal Offices
- Freehold

For further information  
or to arrange a viewing  
contact Roy Backhouse

**0151 541 2200**

[www.roybackhouse.com](http://www.roybackhouse.com)



**PRICE**  
**Offers Invited**

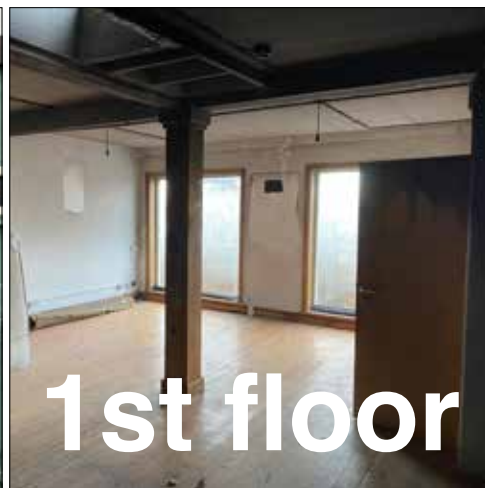
**RATES PAYABLE 20/21**

**To be confirmed**

**For viewing and further information  
please contact Roy Backhouse:**

**Roy Backhouse Ltd**  
Egerton House, Tower Rd, Birkenhead, Wirral CH41 1FN  
e: [roy@roybackhouse.co.uk](mailto:roy@roybackhouse.co.uk)

**SUBJECT TO CONTRACT**



#### LOCATION

The property comprises a two storey commercial building most recently used as a live work unit with a roof terrace overlooking Bramley Moore Dock. Home of the proposed Everton Football Club Stadium.

#### DESCRIPTION

The property comprises a sixties warehouse building with some of the original historical vibe. However it is trendily located and offers massive potential to become a "Venue" that could be easily associated with the revived Toffees of 2021. We can envisage the pre and post match parties likely to occur in this ultra desirable property.

#### TENURE

Freehold.

#### FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Ground Floor Front	117 sq m	1,255 sq ft
Ground Floor Rear	91 sq m	975 sq ft
First Floor Front	117 sq m	1,255 sq ft
Total Area	325 sq m	3,485 sq ft

#### LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

#### VAT

VAT may be payable on the purchase price.

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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**location**