



65 Kempson Street, **Liverpool, L3 8HE**

FOR SALE Upon instructions of the
Joint Administrators

Warehouse/Office/Commercial premises
approximately 612.03 sq.m (6,588 sq. ft)

CONTACTS

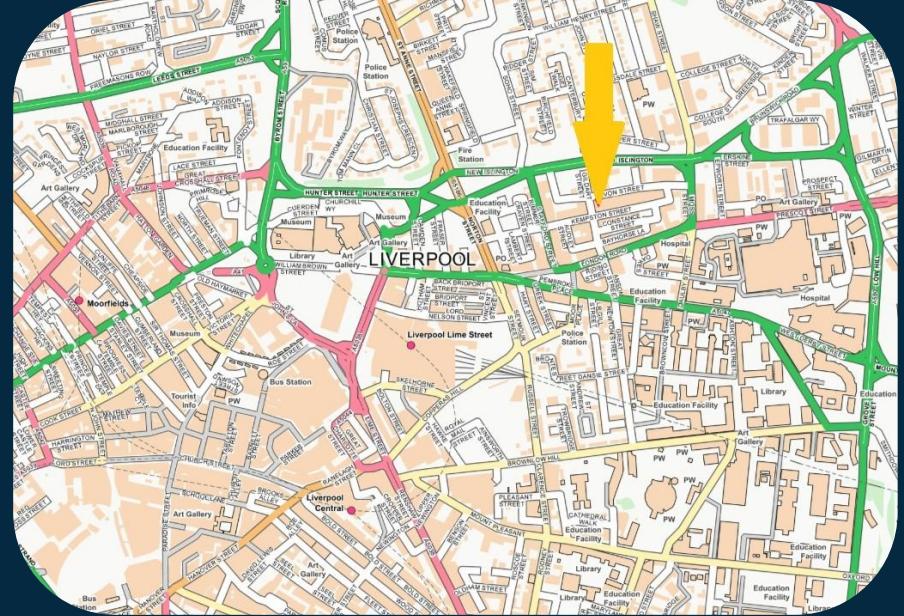
James Ashworth

T: 0161 967 0122

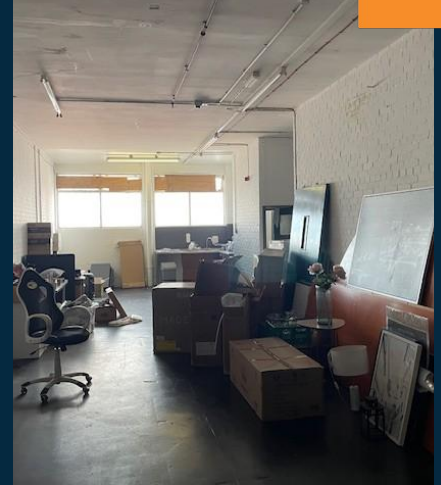
E: james.ashworth@landwoodgroup.com

KEY CONSIDERATIONS

- Commercial Premises
- Approximately 612.03 sq.m (6,588 sq. ft)
- Long Term Development Opportunity STPP
- Let at £250 per month
- Town Centre Location
- Fabric District Location
- Adjacent to residential private and student apartment schemes
- Offers Invited in excess of £100,000



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TENURE

The property is held Leasehold on Title LA298133.

The term is 99 years from 1st October 1971. We are currently awaiting ground rent details from the Council.

TENANCY

We are informed that the entire property is let to a private individual for a term of 5 years from 1st November 2022 at a rent of £250 per month.

EPC

To be confirmed.

LOCATION

The property is located in an area known as the Fabric District, on the western edge of Liverpool City Centre. Earlier in 2025 it was named within the Times newspaper top 10 places to invest on property.

The area is known as the Fabric District due to its historic associations with fashion and textiles and is located between Islington and London Road. The Fabric District is a key area for regeneration in Liverpool, with a long term plan to create new homes and working spaces, alongside leisure and recreational uses. The Fabric District borders Lime Street and the Knowledge Quarter, which is home to the City's Universities and the £1bn Paddington Village Scheme.

Surrounding the property are a number of residential and student developments as well as a range of commercial uses.

DESCRIPTION

The property comprises a three storey mid-terrace unit, with a mixture of office and storage space. Longer terms we would consider there is potential for alternative use/development subject to planning and lease regear/extension agreed with freeholder (Liverpool City Council).

PLANNING

Interested Parties should obtain their own independent advice and consult direct with the Local Planning Office:

W: <https://liverpool.gov.uk/planning-and-building-control/>

T: 0151 233 3021

E: planning@liverpool.gov.uk

BID TERMS

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.
6. Whether vacant possession is required.

Our client reserves the right not to accept the highest or indeed any offer received.

VAT

All figures quoted are exclusive of VAT.

PRICE

Offers invited in excess of £100,000

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Access to be conformed.

CONTACT US TO ENQUIRE



JAMES ASHWORTH

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