

FREEHOLD FOR SALE

26 Exchange Street East,
Liverpool L2 3PH

**LEISURE AND OFFICE
INVESTMENT
OPPORTUNITY WITH
UPPER FLOOR
RESIDENTIAL SOLD OFF**

 **MOFFATT
SCOTT**



INVESTMENT SUMMARY

- Situated in Liverpool city centre
- Moorfields Station 3 minutes' walk
- Providing leisure and office accommodation
- Residential accommodation in upper floors sold off on long leases
- Fully let to a bar operator and solicitors practice.
- Total passing rent: **£60,900 per annum**
- Offers in the **region of £650,000** Subject to Contract and Exclusive of VAT
- Net Initial Yield: **8.91%** after purchaser's costs at **5.18%**



PROPOSAL

We are instructed to seek offers in the **region of £650,000 (Six Hundred and Fifty Thousand Pounds)** subject to contract and exclusive of VAT for the freehold interest. A purchase at this level will reflect a Net Initial Yield of **8.91%** after allowing for standard purchaser's costs of **5.18%**.

LOCATION

Liverpool is one of the strongest retail centres in the UK drawing on the 3rd largest primary retail catchment, with a population of 1,149,000 (Promis), and is ranked 2nd in terms of total retail expenditure amounting to approximately £6bn in 2021 (Promis). City centre footfall rose to circa 86 million in the most recent full year (2024/25), with year-on-year growth of around 6–7%.

Liverpool’s tourism economy is performing exceptionally well. In 2023, the Liverpool City Region saw over 60 million visitors in total, contributing about £6.25 billion to the local economy, a 21% growth since 2022. Of these, around 6 million were overnight visitors, whose spending rose by 17% to approximately £2.4 billion in 2023.

Population of approximately
1,149,000 persons



£6bn
total retail
expenditure



60+ million visitors
Liverpool City Region



Liverpool’s leisure and hospitality market is thriving, with the food and drink sector generating around £76 million in Q1 2024 alone, representing 37% of the city centre economy. This summer has been particularly strong, with July 2025 setting a new record for hotel bookings at 195,000 rooms sold, the highest monthly figure since official records began in 2004, while the city’s vibrant bar scene and short-stay holidays continue to attract both locals and visitors.

SITUATION

The property is situated fronting Exchange Street East which connects Dale Street to Chapel Street in Liverpool city centre, 150m from Old Hall Street (CBD), 250m from Moorfields Station, 435m from Liverpool ONE and 1.25km from Lime Street Station.





DESCRIPTION

The premises are arranged over 9 storeys and provides a leisure unit over Ground Floor, Basement and Sub-basement, a self-contained Ground Floor office along with 6 upper floors that have been converted to 18 residential apartments and sold off on long leaseholds. The property benefits from rear access off Hackins Hey.



ACCOMMODATION

The office accommodation has been measured on a Net Internal Area basis and provides the following approximate floor areas

	Sq M	Sq Ft
Ground Floor Office	220.31	2,371

The leisure accommodation has been measured on a Gross Internal Area basis and provides the following approximate floor areas

	Sq M	Sq Ft
Mezzanine	56.82	612
Basement	341.41	3,675
Sub-basement	94.81	1,021
Total	493.04	5,307



TENANCIES

The property is leased in accordance with the tenancy schedule below. It is fully occupied and generates a Total Rent of £60,900 pa.

The leases are drawn on effective Full Repairing and Insuring terms. The residential long leaseholders have exercised their Right To Manage the property and this is undertaken on their behalf by Berkeley Shaw. The cost of Repairs and Insurance are fully recoverable from the occupational tenants.

Demise	Use	Tenant	Lease Start	Lease End	Break Option	Rent (pa)	Budget for Y/E 31 Mar 2026		Comments	
							Service Charge (pa)	Building Insurance (pa)		
Unit 1	Ground Floor	Office	P. Crook & J. P. Davies t/a Husband Forwood Morgan Solicitors	21-Nov-17	20-Nov-27	Not triggered (2022)	£20,000	£1,177	£1,308	Service Charge & Insurance Cap at £3,638 pa
Unit 2	Mezzanine, Basement & Sub-basement	Leisure	Reds Leisure Holdings Ltd	02-Dec-24	01-Dec-31	N/A	£40,000	£2,749	£3,051	
	18 Apartments	Residential	Various	Sold off by way of 18 long leases for a term of 999 years from 1999			£900	-	-	

COVENANT INFORMATION

Husband Forwood Morgan Solicitors is a well-established legal practice dating back the to 19th Century and offers specialist expertise across property, commercial, and private client matters. The firm is recognised for its professionalism, clear advice, and commitment to client care.

Reds Leisure Limited is a successful operator within the leisure sector, Reds Leisure Limited delivers a high-quality sports bar experience with a distinctive Liverpool FC theme. The business combines modern hospitality with a sports-led environment, attracting a loyal customer base for football matches and theme nights.



TENURE

Freehold.

EPC

Unit 1 is Band D
Unit 2 is Band B

ENFRANCHISEMENT ACT

Given the Residential accommodation is arranged over more than half of the total floor area of the property the Enfranchisement Act will apply.

VAT

The property is elected for VAT. Providing certain criteria are met the transaction may be treated as a Transfer of a Going Concern (TOGC).

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser.



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CONTACT

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