

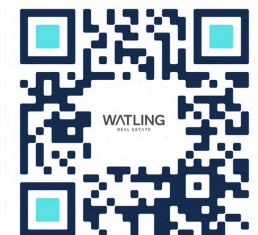


**WATLING**  
REAL ESTATE

# COLONIAL CHAMBERS

## 3-11 TEMPLE STREET, LIVERPOOL L2 5RH

Prime City Centre Residential Development / Investment Opportunity





# HIGHLIGHTS

- Prime part-complete residential development opportunity
- Comprising 96 apartments in total across ground and upper floors
- 27 apartments remain within the Freehold interest. 69 apartments have been sold, offering a potential ground rent income of £24,150 pa
- Excellent opportunity to create significant value through intensive asset management
- Situated on Temple Street, in the heart of Liverpool City Centre
- Upper floors largely complete. Ground floor apartments at first fix stage
- Two basement levels with previous consent for an Apart Hotel
- Scope to re-acquire the sold leasehold units for full control of the asset (by separate negotiation)
- Freehold





# LOCATION

Liverpool is a port city and is the principal commercial and administrative centre for Merseyside. It is situated on the eastern side of the Mersey Estuary, near the Irish Sea, 178 miles northwest of London, 98 miles north west of Birmingham and 32 miles to the west of Manchester. It had a population of 496,770 in the 2022 consensus and is the administrative, cultural, and economic centre of the Liverpool City Region, a combined authority area with a population of over 1.5 million.

The city has excellent road communications being served by the M62, M57, and M58 which provide easy access to the M6, approximately 17 miles to the east. Manchester and Chester are both within an approximate 45 minute drive-time.

Liverpool Lime Street provides regular, direct rail services to London Euston with approximate journey times of 2 hours 15 minutes. Along with Liverpool Central station many local rail services are also provided to Manchester, Preston, Warrington and Chester.

In addition, Liverpool John Lennon Airport is located 6 miles to the south east and serves numerous national and international destinations.





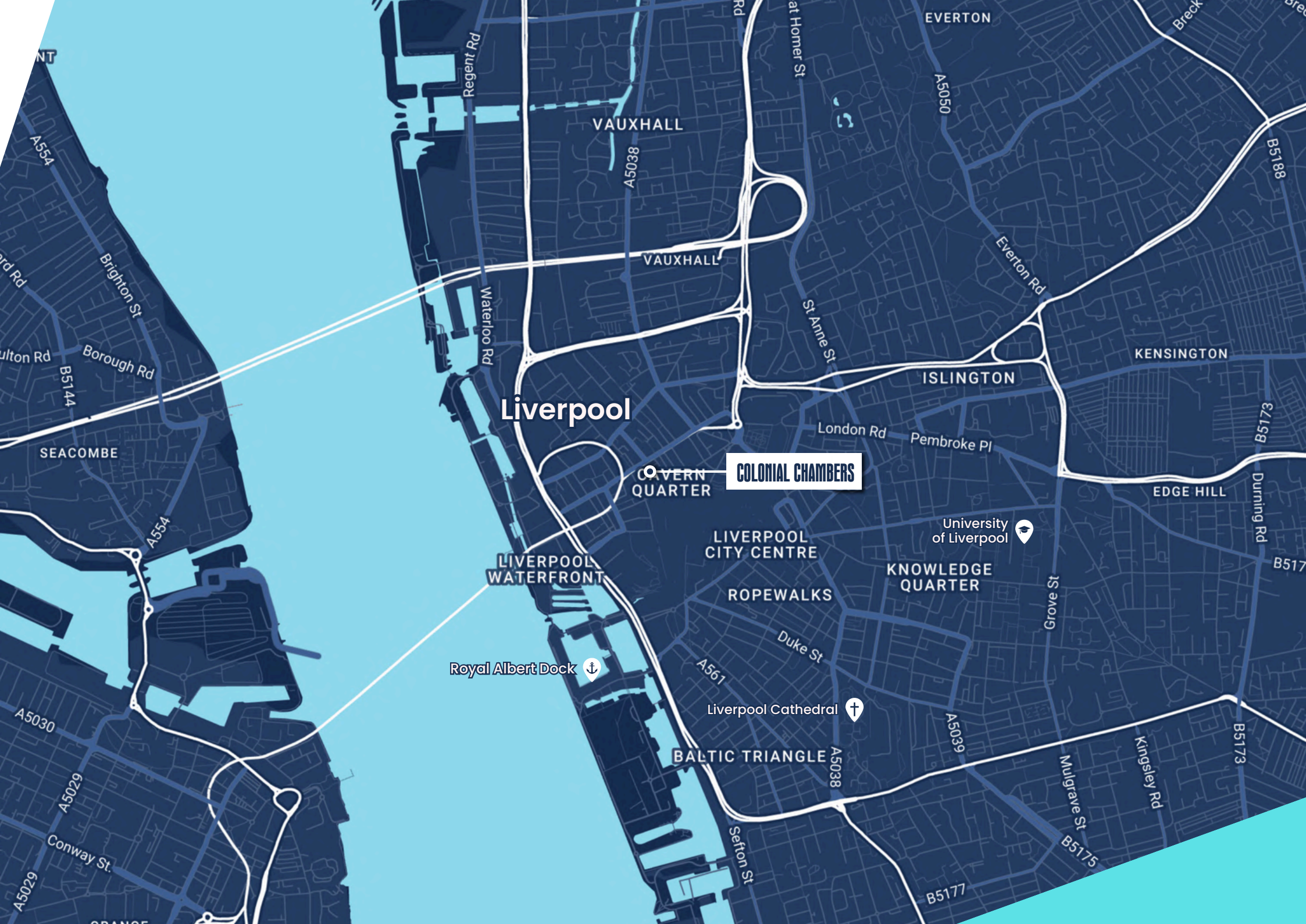
An aerial photograph of Liverpool City Centre, showing a dense urban landscape with a mix of historic and modern architecture. A prominent teal-colored building is highlighted with a white outline in the lower right quadrant. The city extends to the horizon with various building types and green spaces.

# SITUATION

Located on Temple Street in the heart of Liverpool City Centre, connected between the bustling Dale and Victoria Streets.

Temple Street comprises mainly office buildings, some of which like the subject have been converted to apartments. The surrounding uses beyond Temple Street are typical mixed city centre uses (commercial, leisure, residential and retail). The famous Cavern Club is approximately 150 meters away and Liverpool Docks approximately 0.5 miles west.







# DESCRIPTION

The building is of traditional brick construction with dressed stone under a slate covered mansard and flat felt roof above, originally built as a warehouse / factory which was converted to offices. Most recently it has been converted to 96 residential apartments.

The property is configured over ground floor and four upper levels, all now comprising residential apartments. The majority of works have been completed to the upper floors with the finish to a modern specification, with the ground floor level being less-progressed with some second fixes still required, and decoration.

There are 12 apartments on each of the top two floors, with 18 apartments on each of the floors Ground to 3rd. The apartments on the upper two floors in the main are larger one bedroom apartments. The majority of units on the lower floors are smaller studios flats.

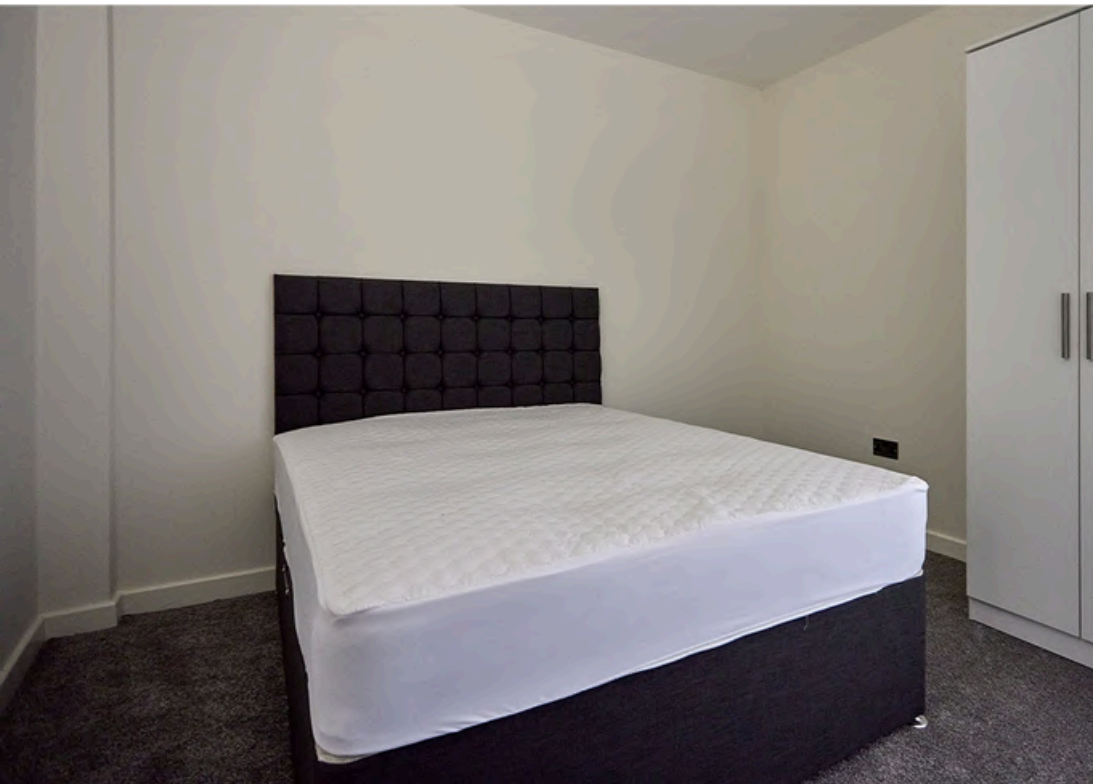
In addition, there are two basement levels which are largely in their original state, albeit some work has begun on housing a new electrical meter room and the footings have been readied for the installation of a new water tank / pump system to service the apartments. We understand the previous owners intention was to convert the remaining space on the basement floors into an apart-hotel.

Approximate floor areas of the apartments are shown on the table opposite. This excludes all communal / landlord areas. We understand the two basement floors extend to a further 7,473 sq ft combined.

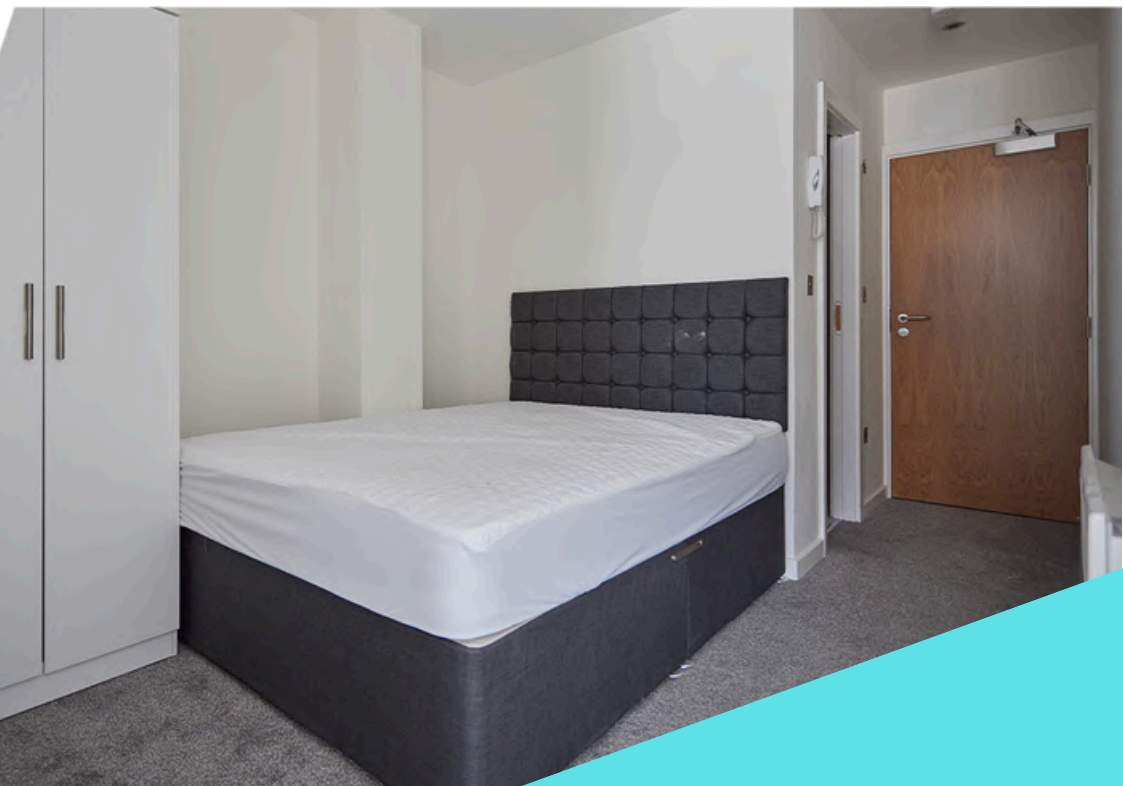


FLOOR	APARTMENT	SQ.M.	SQ.FT.
Ground	18	464	4997
First	18	458	4922
Second	18	458	4922
Third	18	458	4922
Fourth	12	462	4956
Fifth	12	398	4276
Total	96	2698	28,995











# PLANNING

The two main planning consents relevant to the property are:

- 1) Planning reference 15PO/1774 – conversion of ground floor and floors 1–5 to 94, one-bed studio apartments. Consent was approved via permitted development rights in August 2016.
- 2) Planning reference 18F/0227 – change of use of lower ground floor and basement from offices and storage use to form 33no. pod-bed hotel together with external alterations (Use Class C1). Consent was approved in November 2018.

All parties must undertake and rely upon their own enquiries with Liverpool City Council.





# FURTHER INFORMATION

## TENURE

The property is freehold and registered under title number MS294964.

There are several notices on the title. We understand that 69 apartments have been sold prior but may be available from the leaseholders subject to separate negotiation.

The Joint Fixed Charge Receivers are appointed over the Freehold title which includes control of the 27 remaining apartments and basement levels.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

## DATA ROOM

Access to the data room can be provided on request.

## GUIDE PRICE

Unconditional offers invited for the freehold interest which includes the unsold 27 apartments.

We have direct contact with the Leaseholder Group and understand the significant majority of leaseholders are receptive to negotiating a sale of their interest in the property.



## ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

## VIEWINGS

Viewings are strictly appointment only through Watling Real Estate as sole agents.



# CONTACTS

**IAN WHITTAKER**

T: +44 (0) 7740 397 086

[ian.whittaker@watling.com](mailto:ian.whittaker@watling.com)

**DAN EDMUNDSON**

T: +44 (0) 7702 532 880

[daniel.edmundson@watling.com](mailto:daniel.edmundson@watling.com)

**WATLING**  
REAL ESTATE

September 2025  
Subject to Contract  
Property Reference: 223114

## DISCLAIMER

Watling Real Estate hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Watling Real Estate is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Watling Real Estate, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Watling Real Estate shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Watling Real Estate.

Watling Real Estate Limited registered in England and Wales number 12274226. Registered office, 80 Coleman St, London EC2R 5BJ