

# PRIME DEVELOPMENT LAND FOR SALE

PART OF THE FORMER TASKERS RETAIL STORE AND CAR PARK | EDGE HILL | LIVERPOOL | L7 1PH

Mason  
Partners

TESCO



Subject Site  
c.1.51 acres



# SUMMARY

- Freehold
- Site of approximately 1.51 acres (0.61 hectares)
- Located in densely populated and popular residential area with good amenities
- Close proximity to City Centre and Universities
- 5 minutes catchment approximately 62,519 individuals
- Highly prominent corner position
- Approximately 14,762 vehicle movements daily
- Proposed adjacent site a new 20,000 sq ft Lidl supermarket
- Suitable for a number of uses subject to planning
- Proposals considered on conditional or unconditional basis





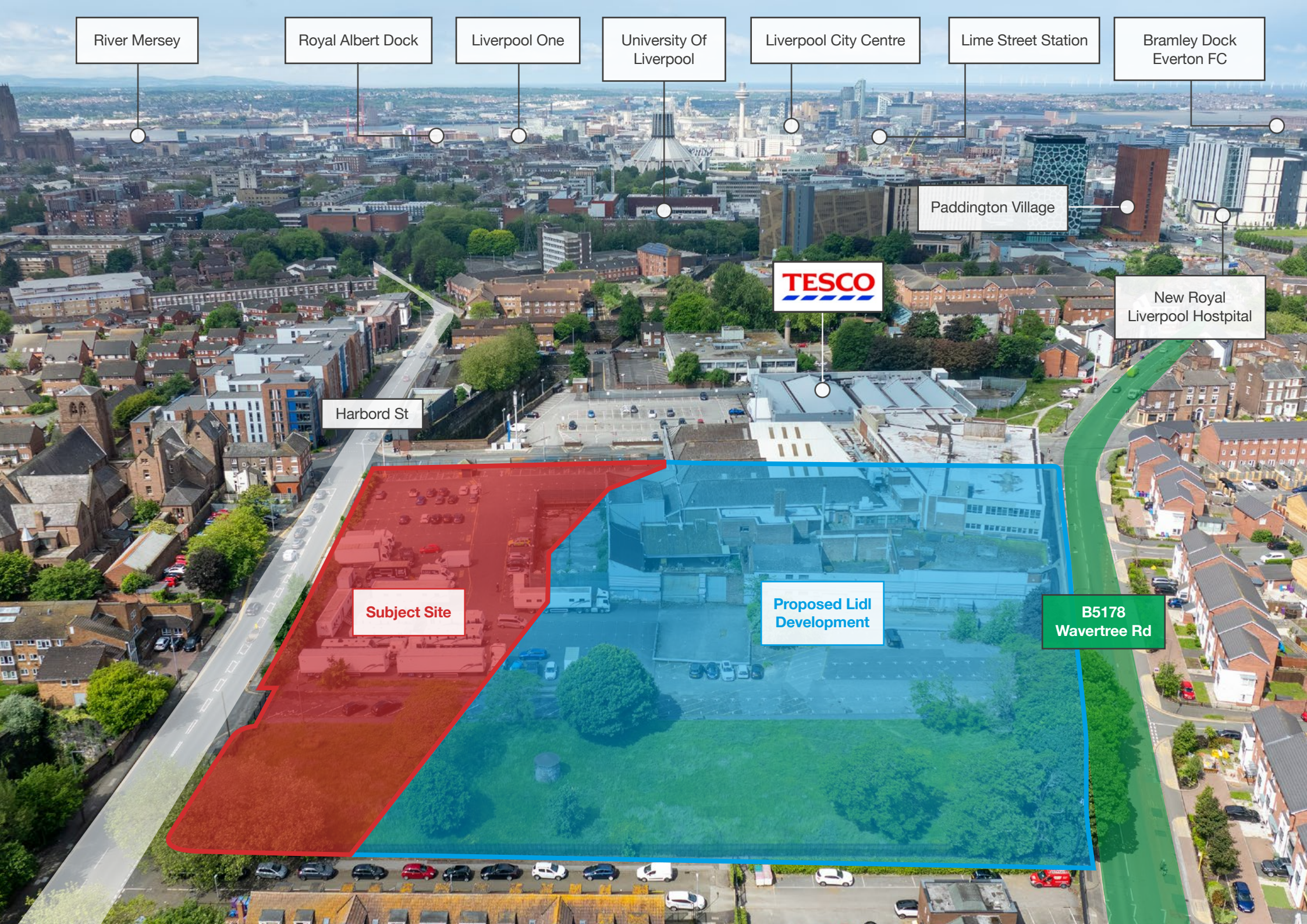
# LOCATION

Wavertree is a densely populated suburb of Liverpool. The subject property is located in a prominent position on the corner of Overton Street and Harbord Street. Approximately 1.1 miles east of Liverpool City Centre.

The subject site has direct access on to Wavertree Road (B5178) which in turn connects with the M62 motorway approximately 2.5 miles northeast via Edge Lane (A5080). The estimated population within a 5 minute drive is 62,519.







River Mersey

Royal Albert Dock

Liverpool One

University Of  
Liverpool

Liverpool City Centre

Lime Street Station

Bramley Dock  
Everton FC

Paddington Village

New Royal  
Liverpool Hospital

Harbord St

**TESCO**

**Subject Site**

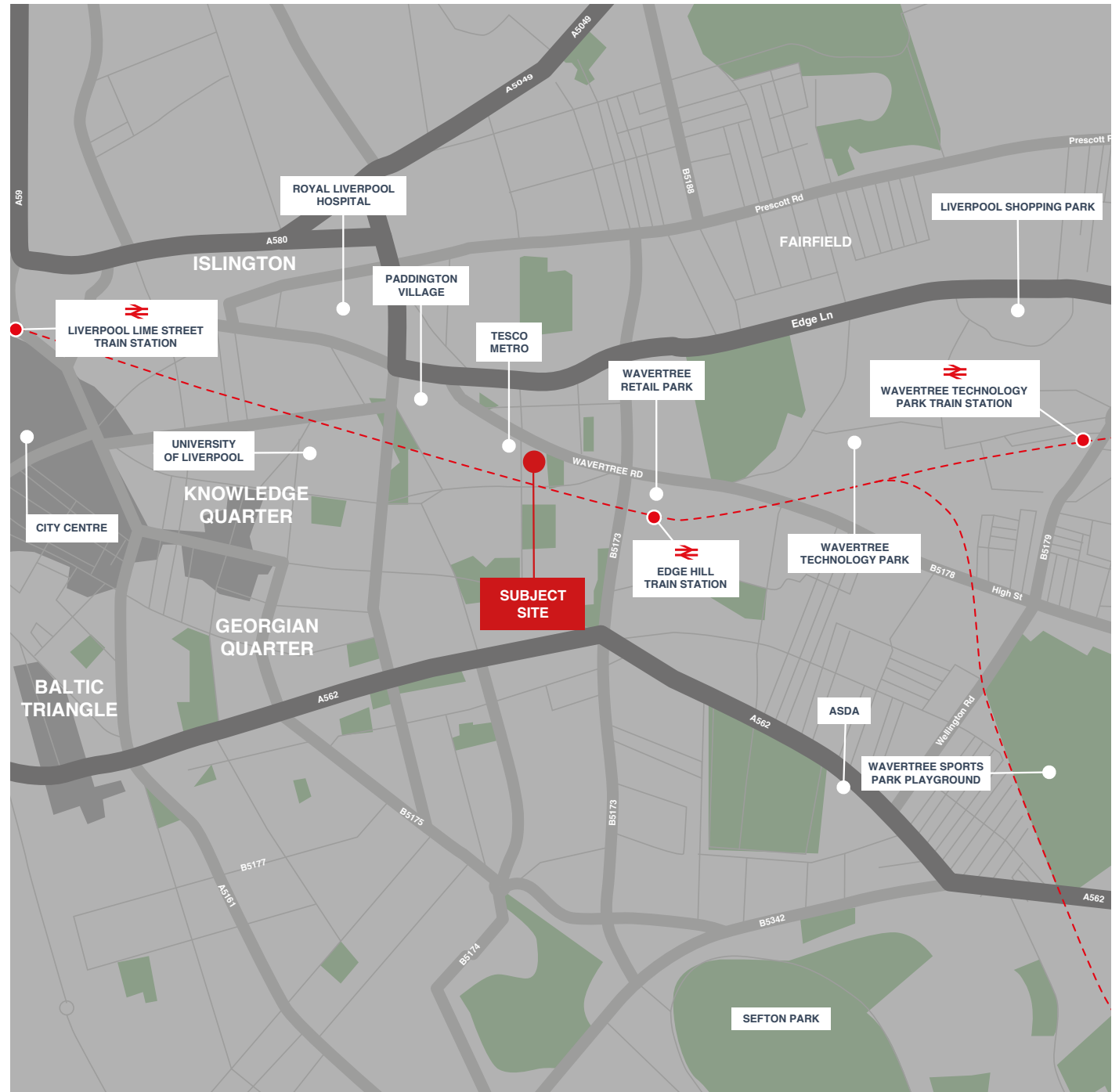
**Proposed Lidl  
Development**

**B5178  
Wavertree Rd**



The surrounding area is predominantly residential in character but it does benefit from having a number of local shopping parades and good local amenities. The subject site will be located adjacent to a new 20,000 sq ft Lidl supermarket.

In the immediate vicinity of the subject property there is a Tesco Metro directly opposite. Wavertree Retail Park is located approximately 0.5 mile east, Occupiers on this park include Matalan, Home Bargains, Iceland and Farmfoods. Edge Hill train station is located approximately 0.5 miles to the east which provides direct access to Liverpool Lime Street, the cities principal train station.



# THE SITE

The subject site will be cleared and comprise a highly prominent position located on a corner site extending to approximately 1.51 acres.

## SITE INFORMATION

Further site information is available on request to include:

- Topographic survey
- Utility survey
- Phase I Report

## TENURE

The site is held freehold.





# LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

# MONEY LAUNDERING REGULATIONS 2017

The Money Laundering Regulations 2017 place a legal obligation on Mason Partners LLP to identify a proposed purchaser once the sale has been agreed and prior to instructing solicitors. Confirmation of the source of the purchaser's funds will also be required.

# PLANNING

The site lies within Liverpool City Council UDP. Interested parties should make their own enquiries with Liverpool City Council on 0151 233 3000.

Subject to planning the site could be developed for a variety of uses namely :

- Residential
- Mixed use, retail
- Care facilities
- Retirement home
- Drive thru restaurants
- Office & administration use
- Light industrial

# VAT

The site is registered for VAT.





## PROPOSAL

Offers invited on a conditional  
or unconditional basis.

## FURTHER INFORMATION

To arrange an inspection please contact:

**LEE QUINN**

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