

For Sale

Speke Boulevard

Liverpool L24 9HZ

A prominent development site adjoining Dobbies Garden Centre.

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 **dobbies**
garden centres


Euro Garages

Speke Boulevard, Speke, Liverpool L24 9HZ

Executive Summary

- > Approximately 1.5 acres.
- > Site sits between Dobbies Garden Centre and Euro Garages (Starbucks and Spar).
- > Close to Aldi, Home Bargains, The Food Warehouse and Costa.
- > 400 metres from New Mersey Retail Park.

Location & Description

The site is located in an **extremely prominent position** fronting Speke Boulevard which has an average daily traffic count of approximately **40,000 vehicles**.

Speke Boulevard is the **established out of town destination** for the South Merseyside area.

The site is **currently cleared** with access from Longman Drive, with potential for access via Dobbies car park.

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Location

> Road

Speke Point is situated on Speke Boulevard which connects to **Junction 1 of the Knowsley Expressway** leading to the M62 / M57 and M58.

The M6 / M62 Interchange is approx **17 miles to the east**.

New Mersey Retail Park is within a short distance and features major retailers such **M&S Food, Boots, Next, Pets At Home & B&Q**.

> Air

Liverpool Airport is located **1 mile to the south** and is one of the UK's fastest growing airport with direct flights to most major European cities.

Manchester Airport is located **28 miles to the east** and is the UK's third busiest airport in terms of passenger numbers. It also serves as one of the largest freight airports in the UK.

> Rail

Liverpool Lime Street and South Parkway have excellent rail links, providing mainline service connections to all major UK towns and cities.



Area

The site extends to approximately **1.5 acres**.

Please note that the final site area to be disposed is **subject to legal confirmation** as to the extent of the boundaries.

> Planning

Existing **planning consent exists** for hotel use. The site lends itself to other roadside uses such as **leisure, drive-through's and self-storage**.

> Basis of Sale

The **long leasehold interest** of the site is available as a whole and prospective purchasers will need to provide the following:

- I) The purchasing entity including proposed use.
- II) Any conditions attached to any proposal.

> Tenure

The property is held on a **ground lease for a term of 250 years** from 24th May 2018.



CGI of Proposed Hotel

Further Information

For further information or to arrange a viewing, please contact:



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Proposal

Offers Invited

For further information or to arrange a viewing, please contact us

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