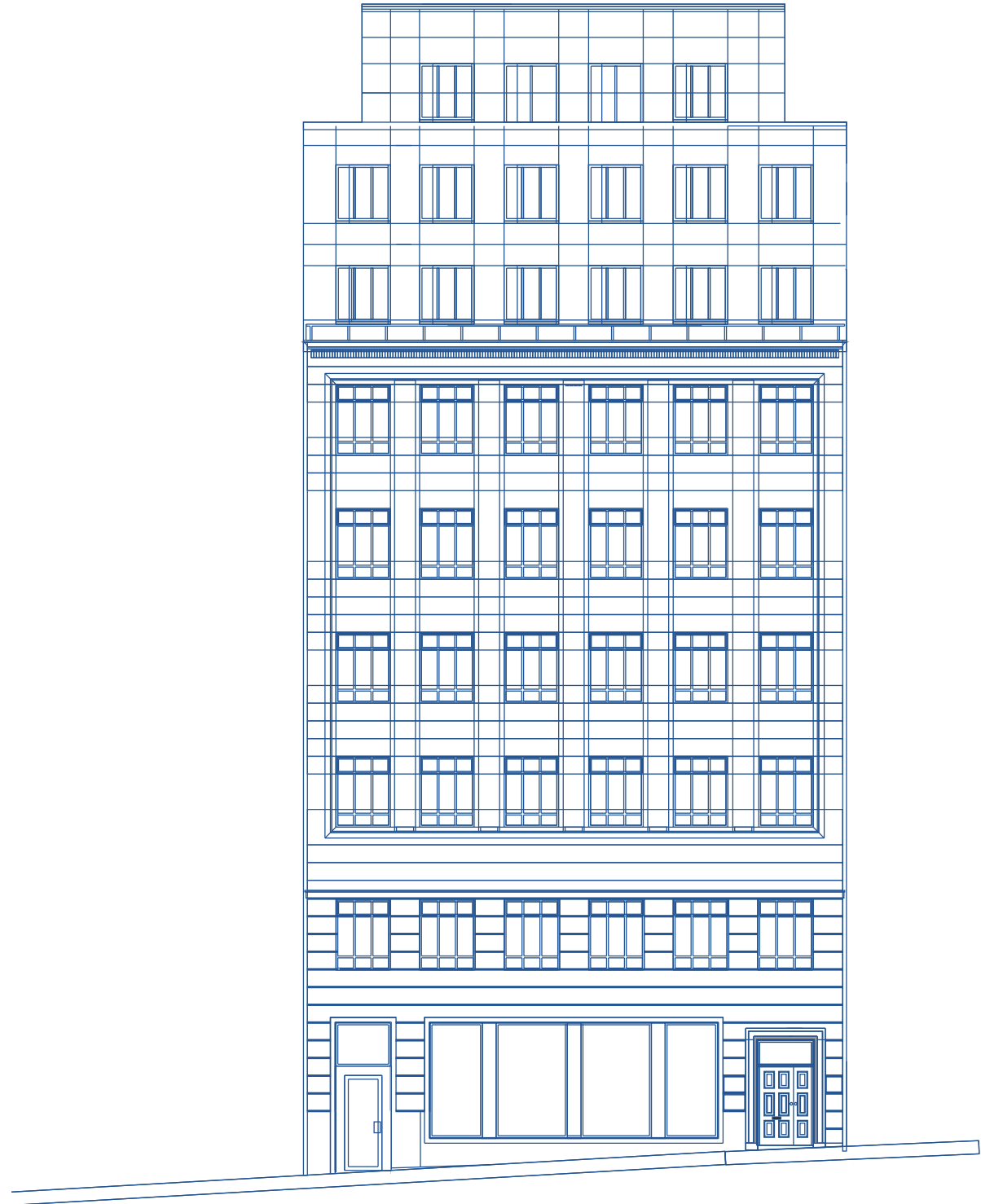




FREEHOLD RESIDENTIAL REDEVELOPMENT OPPORTUNITY

CROWN HOUSE,
10 JAMES STREET,
LIVERPOOL, L2 7PQ

 **Mason Owen**



**Crown House
occupies a
prominent
position fronting
James Street**





- > Freehold former office building
- > Planning granted May 2025 for change of use to 16 residential apartments, ground floor retail, plus three-storey rooftop extension
- > Prominent position fronting James Street in Liverpool city centre
- > Excellent connectivity: 20m to James Street Station, Liverpool ONE, iconic waterfront, and Castle Street
- > Property is arranged over 6 storeys plus basement
- > Total Gross Internal Area (GIA): approx. 16,393 sq ft / 1,523 sq m
- > Not elected for VAT

**Offers in excess of
£1,500,000 subject
to contract and
exclusive of VAT**



Liverpool is the UK's sixth-largest city and one of Europe's leading destinations for culture

PIER HEAD

TOWN HALL

CROWN HOUSE

JAMES STREET STATION



MUSEUM OF LIVERPOOL

ROYAL ALBERT DOCK

CHAVASSE PARK

MET QUARTER

LIVERPOOL 1

BLUECOAT



Liverpool is the UK's sixth-largest city and one of Europe's leading destinations for culture, tourism, and commerce.

The city attracts around 60 million visitors annually (2024), and the thriving visitor economy generates over £6.5 billion per annum in visitor spending. The city has a population of approx. 500,000, with over 2.25 million across the wider city region.



The city benefits from excellent connections to the national motorway network, with the M62 providing fast access to the M6 motorway, while the M57 bypass links the M62 (which links Liverpool to Manchester, Bradford and Leeds) to the M58 (which links Merseyside to Greater Manchester).



Liverpool John Lennon Airport, one of the UK's fastest growing regional airports, lies 7.8 miles south-east of the city centre. It offers flights to a number of domestic and international airports. Manchester International Airport is also located 33 miles to the east.



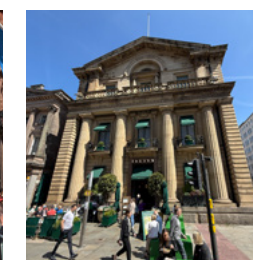
Liverpool Lime Street railway station provides direct rail services to Manchester Victoria and London Euston with approximate journey times of 36 minutes and 2 hours 14 minutes respectively.





Crown House occupies a prominent position fronting James Street, approximately 20m from the main entrance to James Street Station.

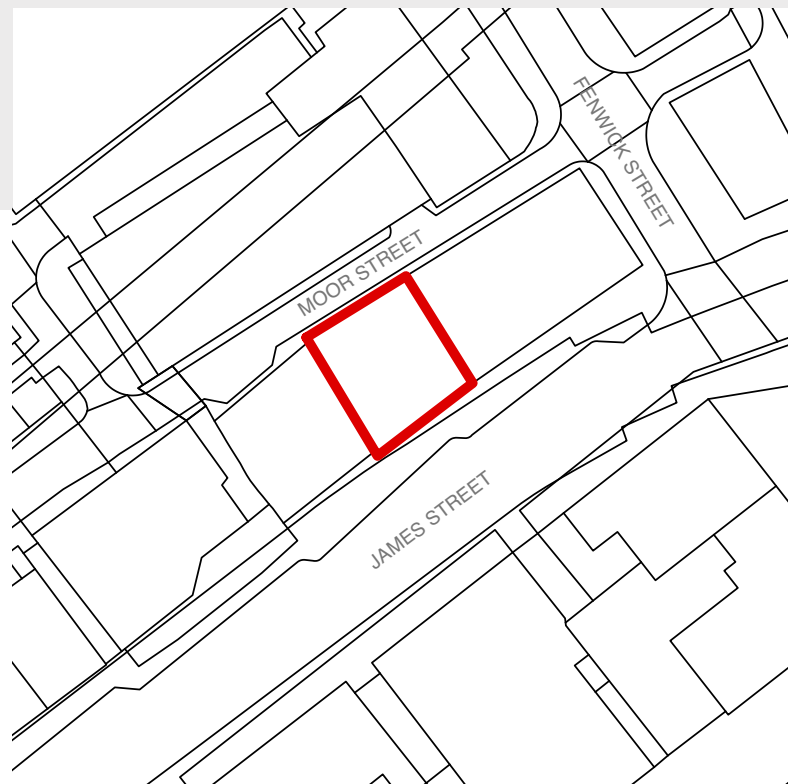
Castle Street, Liverpool's historic business district and dining quarter is 25m to the east where a number of national restaurants can be found including The Ivy, San Carlo, Piccolino / Riva Blu and El Gato Negro. The property is a short walk from Mathew Street, Liverpool's prime retail pitch/ Liverpool ONE and the iconic Liverpool waterfront including the Three Graces.



CROWN HOUSE, 10 JAMES STREET, LIVERPOOL, L2 7PQ

Description

Crown House is a six-storey plus basement property of framed construction with a stone clad front elevation and brick clad rear elevation beneath a flat asphalt covered roof. The premises benefit from two staircases and a passenger lift serving all upper floors.



Six-storey plus basement



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following Gross Internal Areas

Size	Sq Ft	Sq M
Basement	2,180	202.53
Ground Floor	2,355	218.78
First Floor	2,356	218.84
Second Floor	2,360	219.21
Third Floor	2,398	222.76
Fourth Floor	2,381	221.23
Fifth Floor	2,363	219.57
Total	16,393	1,522.93

Planning

Planning permission was granted by Liverpool City Council under Application No: 24F/2011 (issued 29 April 2025) for:

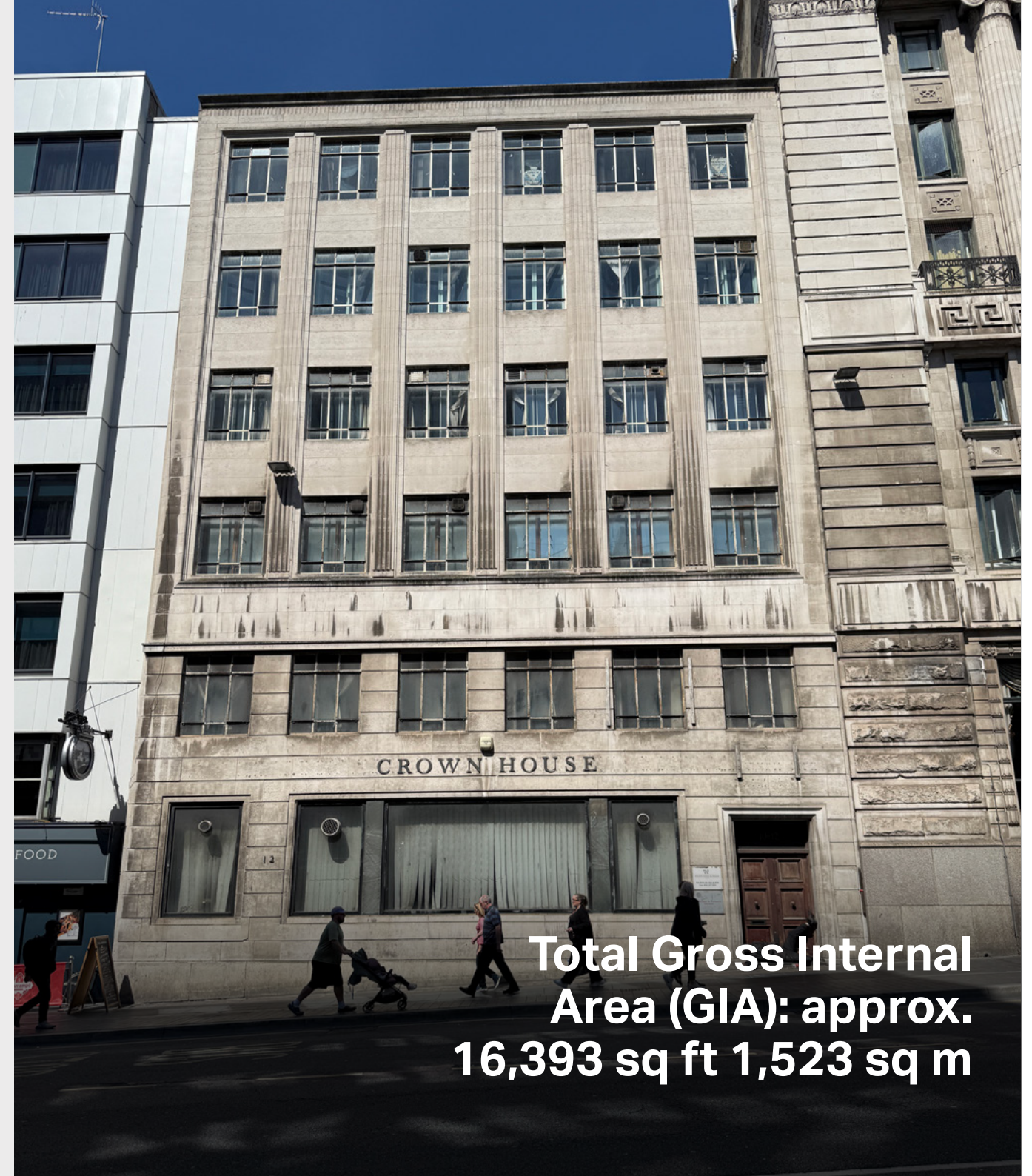
- > **Change of use from office (Use Class E(g)) to ground floor retail (Use Class E)**
- > **Conversion to 16 residential apartments (Use Class C3)**
- > **Addition of a three-storey rooftop extension**
- > **Alterations to front and rear fenestration and internal layout**

For full details, visit:

Liverpool City Council Planning Portal [Ref: 24F/2011](#)

Tenancy

The property is currently Vacant.



**Total Gross Internal
Area (GIA): approx.
16,393 sq ft 1,523 sq m**

Elevations Existing



Front

Rear

Elevations Proposed



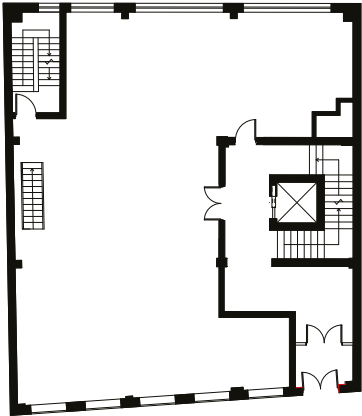
Front

Rear

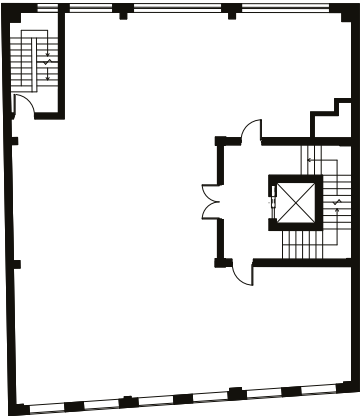
FREEHOLD RESIDENTIAL REDEVELOPMENT OPPORTUNITY
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Floorplans Existing

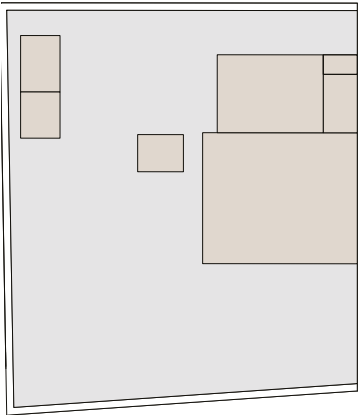
Ground



Floors 1-5

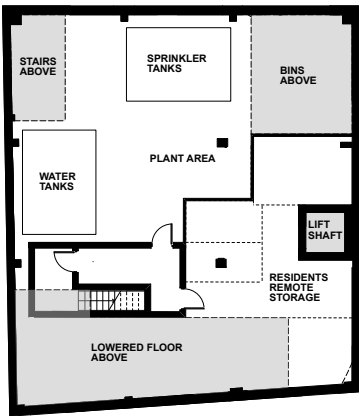


Roof

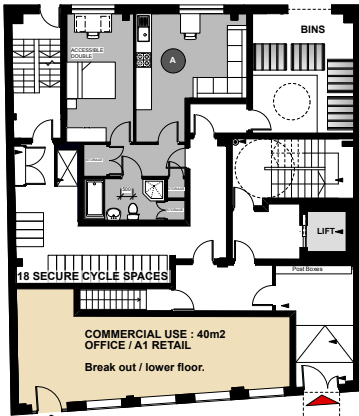


Floorplans Proposed

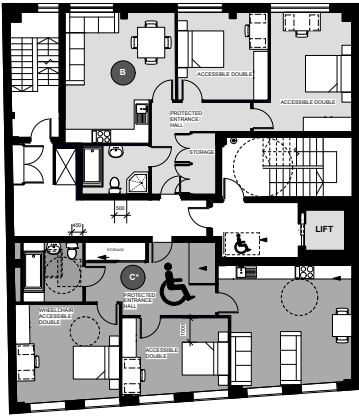
Basement



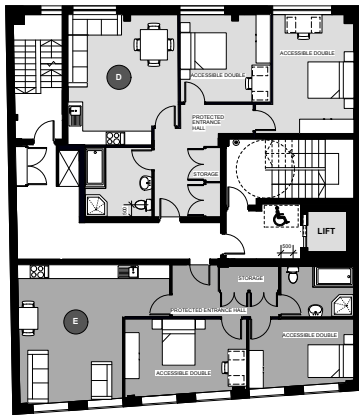
Ground



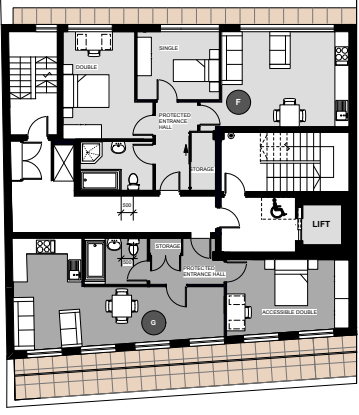
Floors 1-2



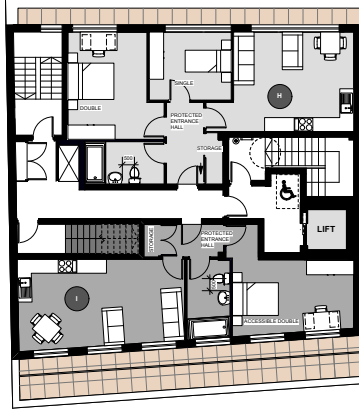
Floors 3-5



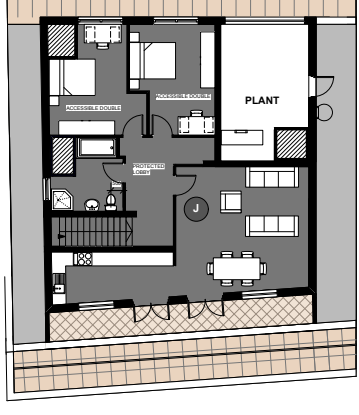
Floor 6



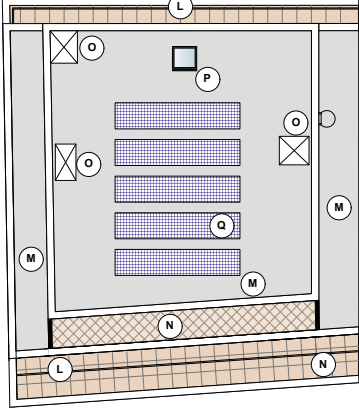
Floor 7



Floor 8



Roof





Tenure

Freehold.

VAT

The property has not been elected for VAT.

Guarantees

No Guarantees will be offered by the Vendor.

Proposal

We are instructed to seek offers in excess of **£1,500,000 (One Million, Five Hundred Thousand Pounds)**, subject to contract and exclusive of VAT.

Anti-Money Laundering

We are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once the terms have been agreed.

Further information

For further information please contact the sole selling agents:

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