

# FORMER CRASH RECORDING STUDIOS

11 DAVIES STREET, LIVERPOOL - L1 6HB



- **Sale on behalf of Joint LPA Receivers**
- Rare Opportunity to acquire Prime City Centre commercial building with amazing history and original features suitable for redevelopment for a range of uses.
- Existing planning consent for a 34-Unit Apart Hotel scheme with recording studios and rehearsal space in the basement.
- Four storey plus basement extending to a Gross Internal Area of 1,315.6 sq m (14,162 sq ft).
- Large flexible floor plates, ideal for exciting redevelopment scheme

**FLETCHER  
BOND**



# 11 Davies Street

Liverpool, L1 6HB

Opportunity  
Summary

Location &  
Situation

Description

Planning and  
Investment  
Analysis

Asset Management,  
EPC, VAT,  
Proposal &  
Contacts

## Opportunity Summary

- A rare opportunity to provide a hidden gem in Liverpool City Centre with a rich history
- Large flexible floor plates suitable for a range of uses which have been partially stripped out
- Prime Location just off Stanley Street, a popular nightlife area and close to the shopping area of the Met Quarter.
- Property extends to a gross internal area of approximately 14,162 sq ft.
- Current planning consent to convert the property into a 34 Unit Apart Hotel with two storey roof top extension.
- Interest previously shown from International Hotel Groups.
- Situated in the heart of Liverpool City Centre and has featured in the blockbuster film 51<sup>st</sup> State.
- Significant asset management opportunities to generate short term revenue with long term redevelopment prospects.

## Crash Studios History

Crash is legendary amongst bands and was the backbone of the Liverpool music scene since 1987. As well as providing rehearsal space, Crash helped and advised bands who have gone on to become successful. Many have now become world famous acts. The studio has gained a great reputation from major record labels and management companies as a source for discovering Liverpool's up and coming bands. Previous clients of the studios includes, Atomic Kitten, Echo and the Bunny Men, The Farm, and the Zutons to name a few.

**Offers Invited**



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## Location

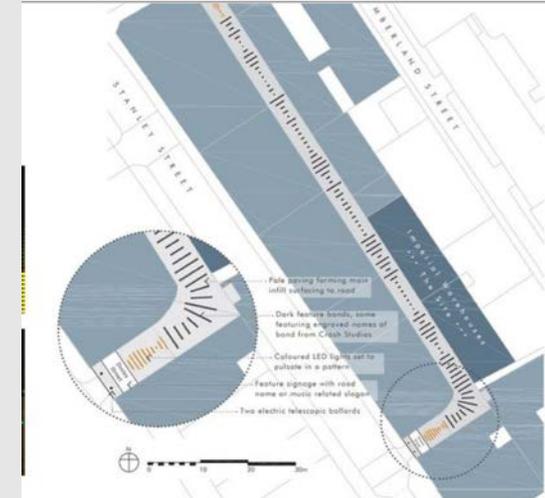
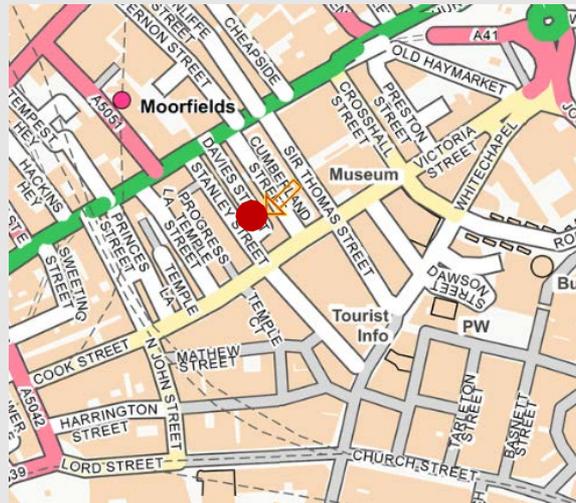
The subject property is located on Davies Street in Liverpool City Centre, the commercial, cultural and historic centre of Liverpool in the North West of England. Liverpool benefits from excellent transport infrastructure with the M62 and M57 motorways, a mainline railway station at Lime Street and Liverpool John Lennon airport at Speke.

The city is approximately 35 miles west of Manchester and 18 miles north west of Warrington with Birkenhead a short distance on the opposite side of the River Mersey.

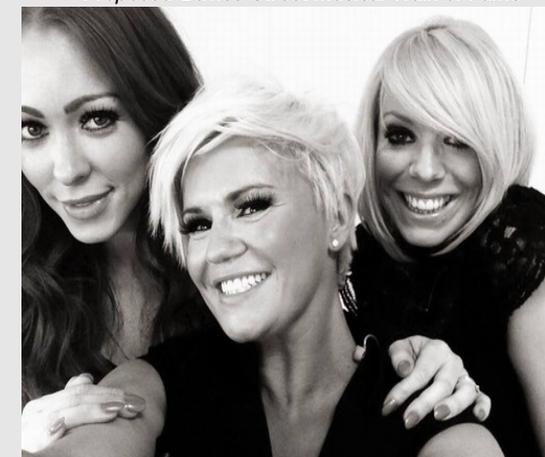
## Situation

The site comprises the premises of the former Crash Studios within the Imperial Warehouse located on Davies Street. The site is located within Castle Street Conservation Area in Liverpool City Centre and is also within the UNESCO Liverpool Maritime Mercantile World Heritage Site with a large number of listed buildings in close proximity.

Davies Street extends from Dale Street in the north passing through to Stanley Street which is the neighbouring commercial district which boasts a number of bar, restaurant and nightclub premises as well as student halls of residence, hotels, residential and office uses.



Proposed Davies Street Musical Walk of Fame



World Famous Act - Atomic Kitten

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## Description

Previously known as Imperial Warehouses comprises a former Victorian Fruit and Vegetable warehouse constructed in 1878 and configured over basement, ground and three upper floors. It presents attractive solid brickwork elevations under a multi-pitched tiled roof with timber framed sash windows to the front elevation.

Externally the building fronts Davies Street and there are multiple tall access bays with original steel doors on the front aspect.

Internally the accommodation is configured over basement, ground, first, second and third floors. The building was most recently used as rehearsal studios and is understood to have been subject to some restoration works approximately 15 years prior to extend its useful life. There are two stairwells which provide access to the upper floors. The configuration is broadly cellular being split into a number of rooms on each floor but would open out

There are a number of features including exposed brickwork walls and barrel vaulted brickwork ceilings. The basement is configured as four main rooms and WC facilities accessed via a single corridor. The ground and upper floors are all configured in a similar manner with four main rooms and two stairwells.

Parking is available nearby at a number of privately operated car parks.

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## Planning

The property benefits from planning consent from August 2019 for a change of use and construction of a 2 storey extension to accommodate 34 serviced apartments with bar / restaurant (A3/A4) and reception to the ground floor and basement recording studios and rehearsal space.

There have been previous consents to use the property as a gym.

## Tenure

We understand the property is held freehold under title number MS339569.

## Potential Hotel Uses

We understand there has previously been interest from a European Hotel operator to take on the site.

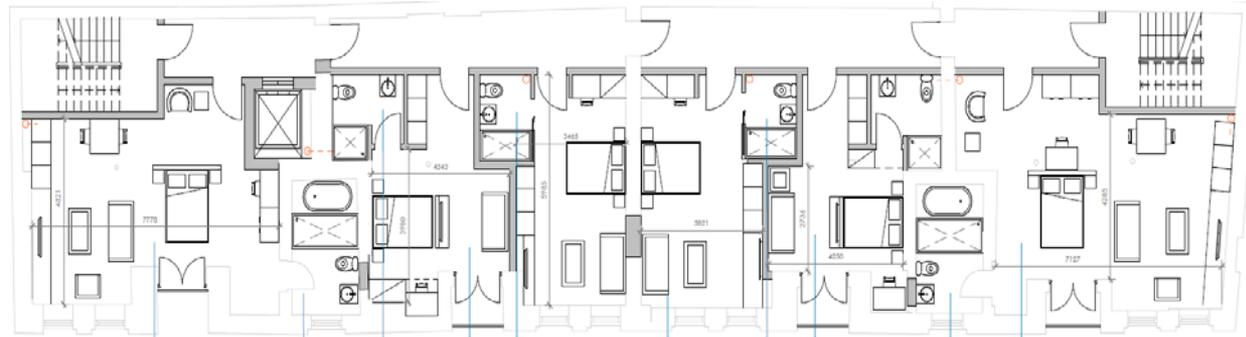
The property offers a range of alternative uses being highly flexible.

## Potential Investment

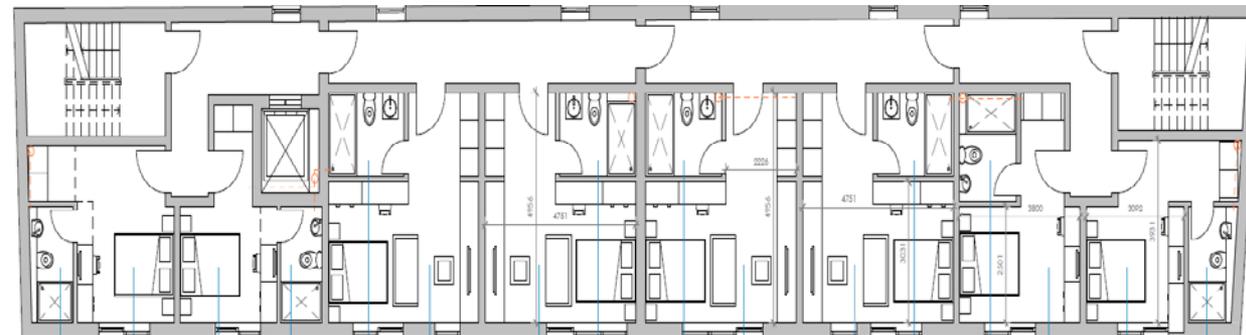
The property offers a range of alternative uses being highly flexible.

- Potential BID assistance from the Liverpool City Council
- Plans to create a musical walk of fame
- Potential popup leisure venue, arts
- Office uses, youth hostel, apart hotel, student accommodation, nightclub, easy hotel.

## Proposed Apart Hotel Scheme – 1<sup>st</sup> – 3<sup>rd</sup> Floor



## Proposed Apart Hotel Scheme – 4<sup>th</sup> & 5<sup>th</sup> Floor



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## Asset Management

The property offers a range of asset management opportunities:

- Potential ongoing use as a live music venue or licensed premises in the heart of Liverpool City Centre.

## EPC

Energy Performance Certificates are available upon request.

## VAT

We are not aware of the property being elected for VAT.

## Business Rates

The property is not assessed in the 2017 rating list following strip out works commencing

## Proposal

## Offers Invited



## Contact

For further information or to arrange a site inspection, please contact the following:

**Rory Dillon MRICS**

E: [rory.dillon@fletcherbond.co.uk](mailto:rory.dillon@fletcherbond.co.uk)

**Frank Taylor**

E: [frank.taylor@fletcherbond.co.uk](mailto:frank.taylor@fletcherbond.co.uk)

T: 0161 237 3439

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July 2019