



SMITHDOWN COURT

Smithdown Lane, Liverpool, L7 3EL

GUIDE PRICE: £4,200,000





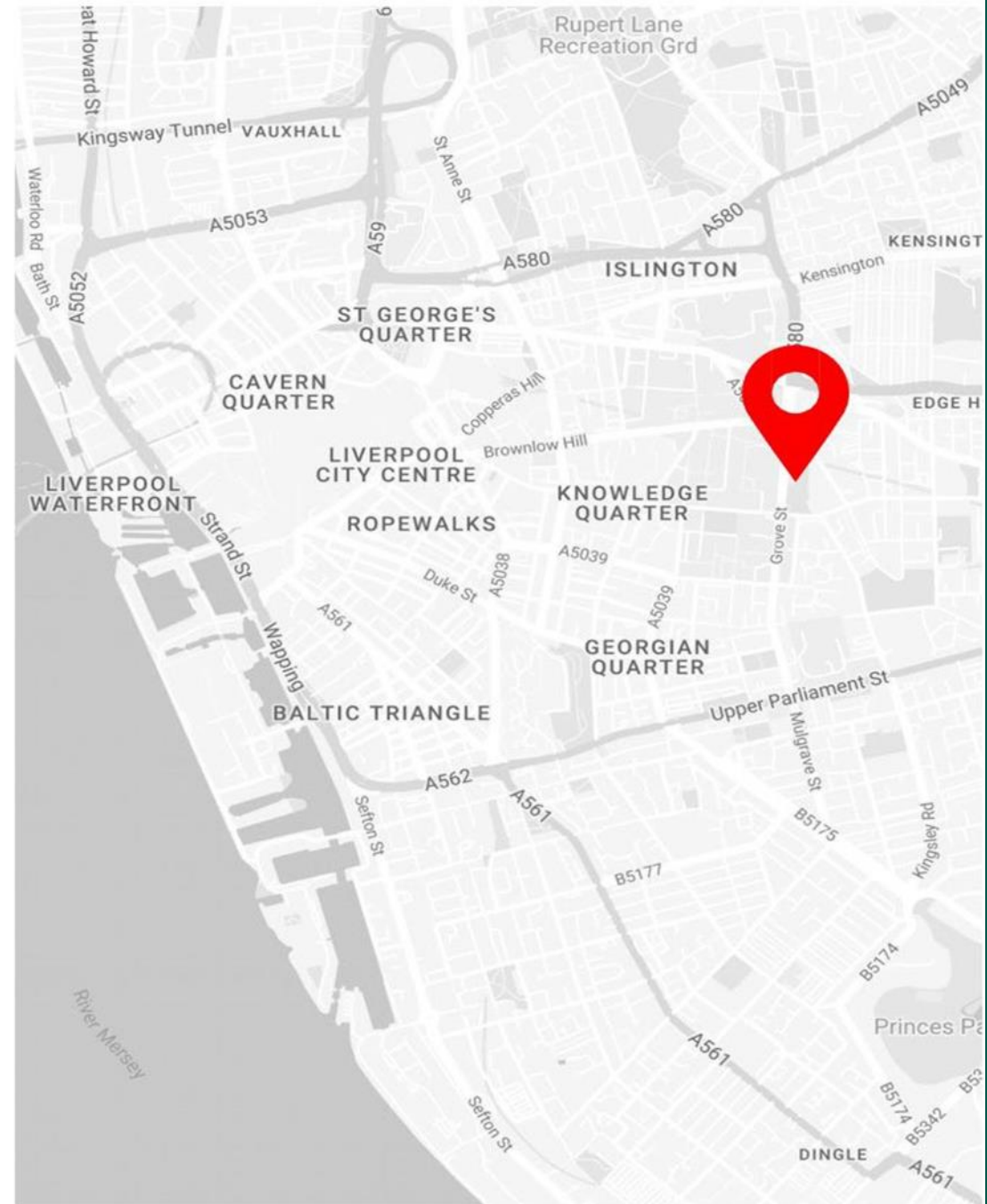
Tenure: Freehold.

Lettings and Income:

The property is currently Vacant having previously produced £400,000 (Rent reserved) on a 3 months rolling tenancy with the NHS

SITUATED IN THE HEART OF LIVERPOOL'S THRIVING KNOWLEDGE QUARTER

Smithdown Court is located within Paddington Village in Liverpool's Knowledge Quarter. Next to the historical Williamson Tunnels and the Royal College of Physicians, Smithdown Court is perfectly located for students and those visiting Liverpool.



WELCOME TO THE KNOWLEDGE QUARTER

Smithdown Court sits at the heart of Liverpool's Knowledge Quarter; a 450-acre Innovation District.

The Knowledge Quarter is home to some of the world's most influential players in science, health, technology, education, music and the creative and performing arts.

Each year, the area is home to 50,000 students, offering unrivalled rental opportunities.

Unilever bases itself in Liverpool, which undoubtedly attracts many young professionals to the city. However, The Knowledge Quarter promises the most significant transformation in a generation, with a potential development value of £2.2 billion.

HOME TO...

The Spine



Liverpool Science Park



Accelerator



Sensor City



Materials Innovation Factory



A GROWING STUDENT POPULATION

50,000

Total number of students in Liverpool.

2,650

Student rooms currently being built

34,000

Maximum number of those students that need accommodation

2,483

Rooms that have planning permission

20,324

Number of purpose built student homes in the city

£1B

The amount of money students are believed to put into the city's economy every year.

Growth rate of students living in Liverpool

Year	Growth Rate
2011	N/A
2012	0.23%
2013	0.19%
2014	0.61%
2015	0.67%
2016	1.67%
2017	1.06%
2018	0.94%
2019	0.77%
2020	0.47%
2021	0.39%

SMITHDOWN COURT HIGHLIGHTS

01

Complex

10

Apartments

04

Floors

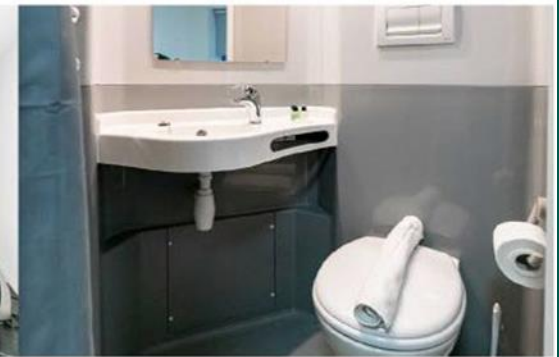
64

Rooms

12

Parking spaces

All apartments come with a fully fitted shared kitchen and living area.

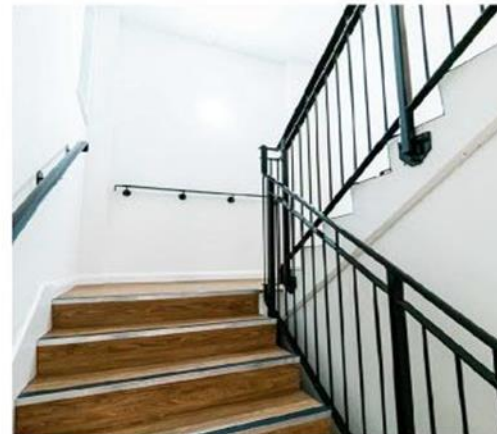


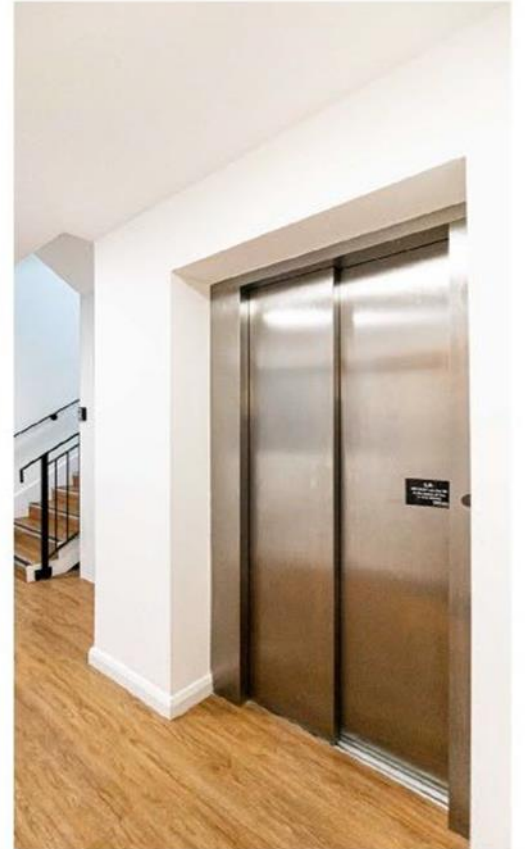
THE APARTMENTS

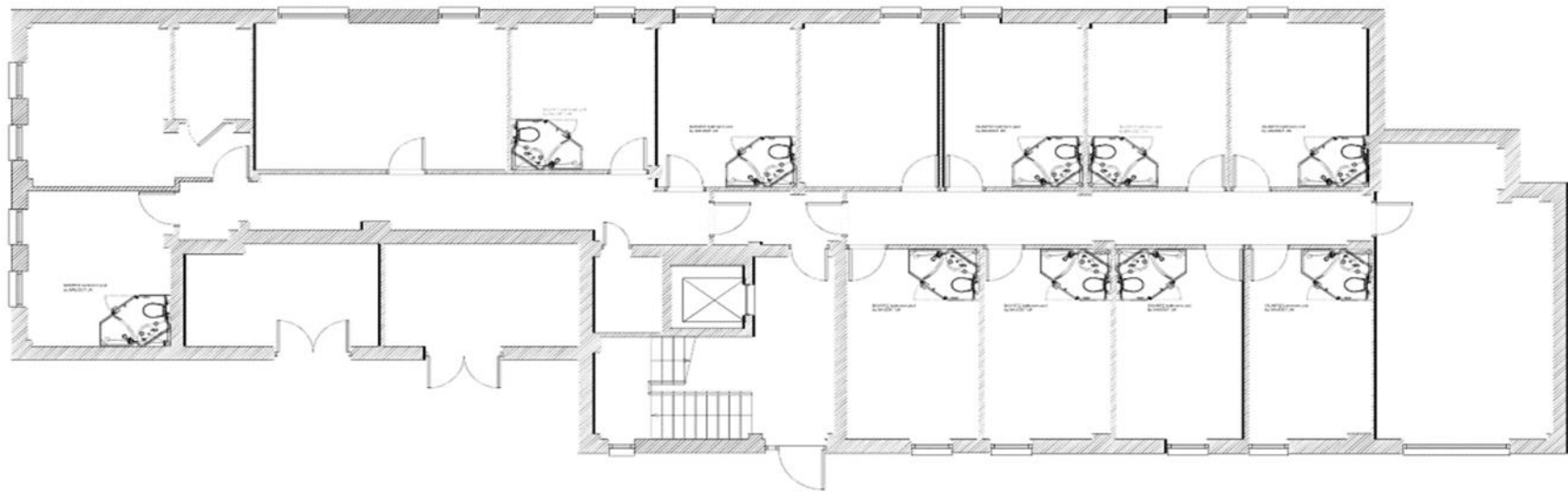
- 1 X Three bed apartment
- 1 X Four bed apartment
- 3 X Six bed apartments
- 1 X Seven bed apartments
- 4 X Eight bed apartments

*All include an on-suite bathroom

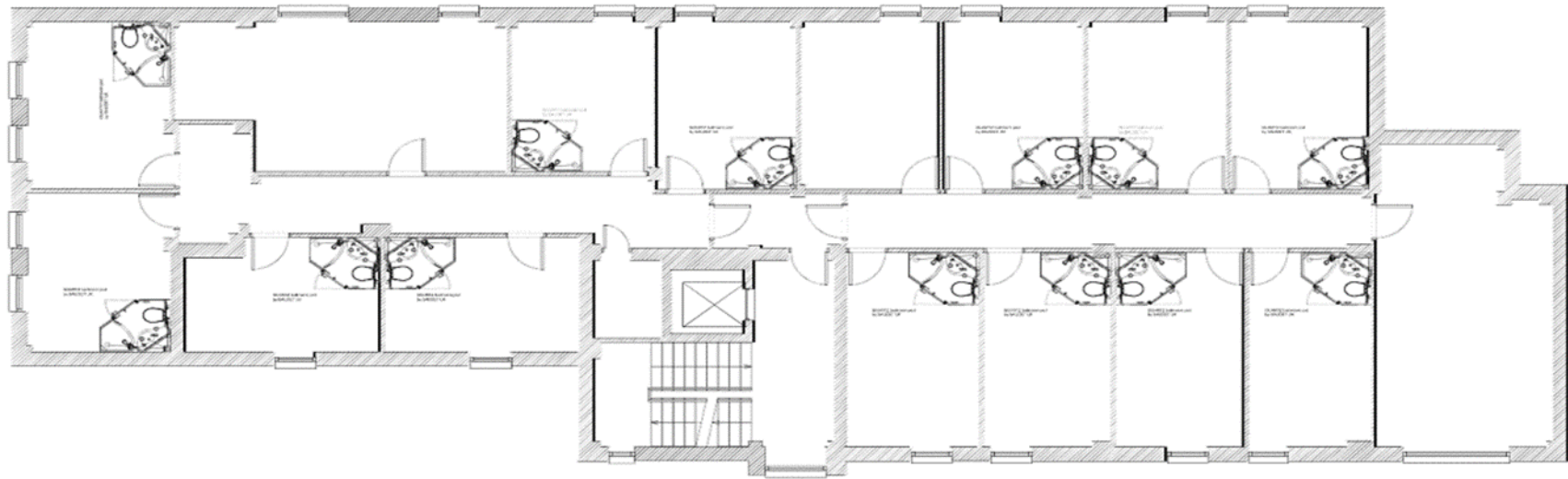
*All have a shared living and kitchen space



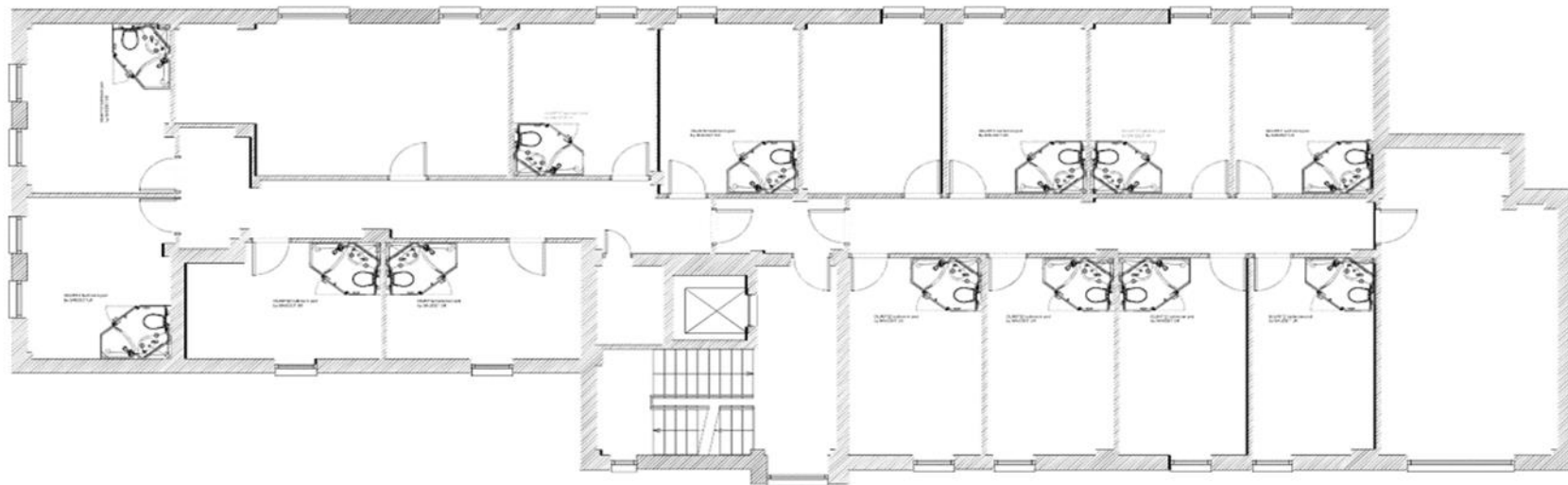




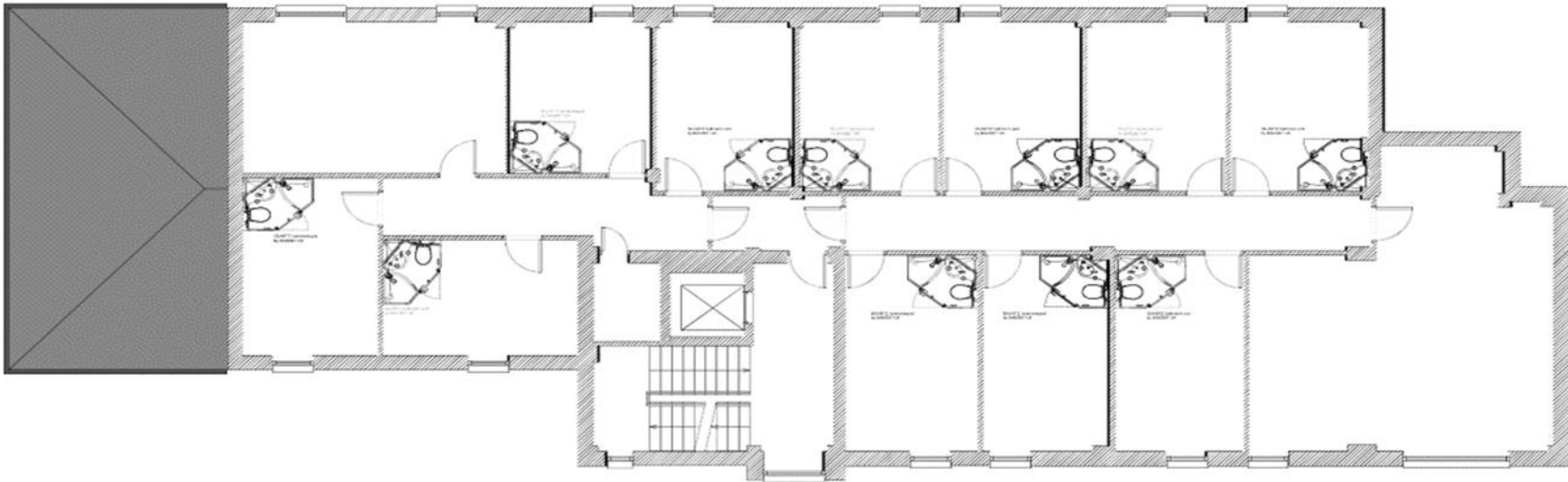
Ground floor plan



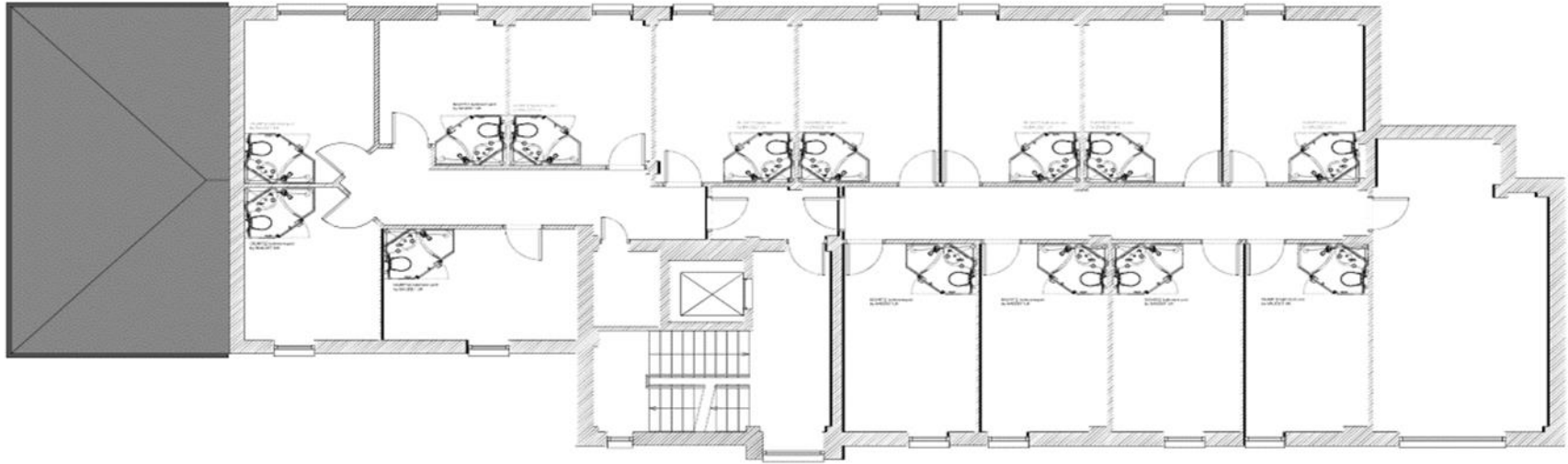
First floor plan



Second floor plan



Third floor plan



Fourth floor plan

WALKING DISTANCE FROM ICONIC INSTITUTIONS AND TOP ATTRACTIONS

Smithdown Court benefits from an excellent location and is only a short walk away from Liverpool City Centre and Liverpool One.



0.3 miles
5 min walk



0.8 miles
16 min walk



1.1 miles
21 min walk



1.8 miles
35 min walk



1.8 miles
35 min walk

LIVERPOOL PUBLIC TRANSPORT



BUS

Liverpool has an extensive bus network, which is a handy way to get to the airport and destinations throughout the city. Apart from taking a tour, the bus is the best way to get to many of the Beatles' sites like Penny Lane and Strawberry Field.



FERRY

Mersey Ferries, which sail between Liverpool and Birkenhead on the opposite side of the Mersey, have been famous ever since Gerry and the Pacemakers had their 1964 hit with Ferry Across the Mersey. The ferry costs £2.80 one-way or £3.70 return. Mersey Ferries also run a 50-minute river explorer cruise that costs £11 and they also run cruises up the Manchester Ship Canal to Salford Quays near Manchester.



TRAIN

The Merseyrail train network runs as far as Chester and Ellesmere Port and has underground stops at Central, James Street, Lime Street and Moorfields in the city centre and at Hamilton Square and Birkenhead Central in Birkenhead.

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In addition:

1. Photographs and Measurements: Some images may have been taken by a wide angled lens camera.
2. Were quoted, approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before considering internal or external plans.
3. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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