

IMPERIAL

EXCHANGE

THE NEW STANDARD IN

LIVERPOOL CITY CENTRE LIVING

A landmark collection in the heart of Liverpool's
commercial and financial district.



WELCOME TO IMPERIAL EXCHANGE

Step into refined city centre living with this exclusive collection of **95 premium apartments**, perfectly positioned within Liverpool's sought-after L2 postcode.

Imperial Exchange combines contemporary design, exceptional connectivity, and flexible rental opportunities, delivering a compelling proposition for both investors and residents in one of the UK's most dynamic cities.

I M P E R I A L

E X C H A N G E

AN EXCLUSIVE COLLECTION OF CONTEMPORARY APARTMENTS

Imperial Exchange has been carefully
designed to meet the demands of
today's city centre renter.

95 TOTAL APARTMENTS

64 ONE-BEDROOM UNITS

31 TWO-BEDROOM UNITS

SIZES RANGING FROM APPROX.

398-786 SQ FT

HIGH-DEMAND LAYOUTS

Each apartment is thoughtfully designed
to maximise space, functionality,
and long-term rental appeal.

IMPERIAL EXCHANGE AT A GLANCE



A concise summary of the key details, from pricing and tenure to completion, parking and building warranty.

Further specifications and floor plans are available on request.

- 🏷 Prices from £211,000
- 📅 Estimated Completion Q4 2028
- 🏠 999-Year Leasehold, No Ground Rent
- 🚗 51 On-Site Parking Spaces
- 🔑 Zero Service Charge Per Annum



WORK, RELAX, AND THRIVE

Imperial Exchange offers a range of on-site amenities designed to enhance everyday living and create a modern, lifestyle-led environment for today's tenants and short-term guests.



- ▶ Residents' communal lounge
- ▶ Fully equipped on-site gym
- ▶ Dedicated co-working space





FLEXIBLE INVESTMENT IN A PRIME CITY

Imperial Exchange has been structured to maximise flexibility, allowing investors to adapt their strategy and optimise income potential.



SHORT-TERM LETTINGS (STL) PERMITTED

Suitable for both Airbnb-style operation and traditional ASTs

Strong year-round demand from professionals and visitors

Located within Liverpool's prime commercial district

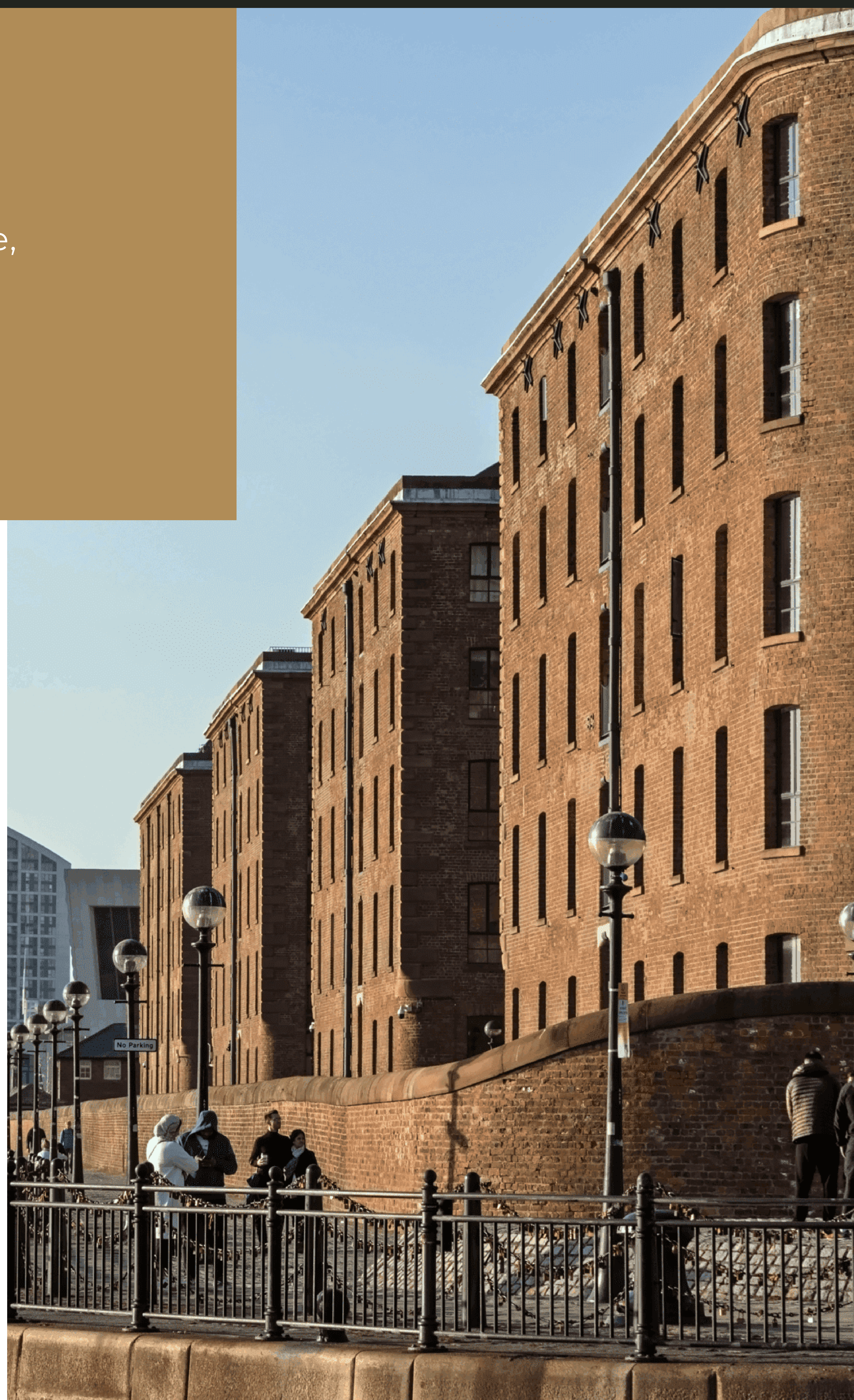


THE HEART OF LIVERPOOL'S BUSINESS DISTRICT

Imperial Exchange occupies a prime position within Liverpool's L2 postcode, at the centre of the city's commercial and financial district.

-  2-minute walk to Moorfields Station
-  10 minutes to Liverpool Lime Street
-  Walking distance to Liverpool ONE and the waterfront
-  Surrounded by offices, hospitality, and residential developments

The immediate area attracts corporate tenants, young professionals and short-term visitors. Creating consistent, high-quality rental demand throughout the year.





AT THE CENTRE OF LIVERPOOL'S SOCIAL & COMMERCIAL DISTRICT

Imperial Exchange is perfectly positioned to offer the very best of Liverpool's city centre lifestyle, with an exceptional mix of dining, retail, and waterfront attractions all within walking distance.

Located just minutes from the city's vibrant core, residents benefit from immediate access to a wide selection of bars, restaurants, cafés, and hospitality venues, creating a lively and highly desirable environment for both long-term tenants and short-term visitors.





LIVERPOOL ONE & CITY CENTRE AMENITIES

Just a short walk away, Liverpool ONE is one of the UK's leading retail and leisure destinations, attracting residents and visitors while supporting strong footfall and rental demand.

Over 170 shops, bars, and restaurants

Open-air shopping across multiple streets

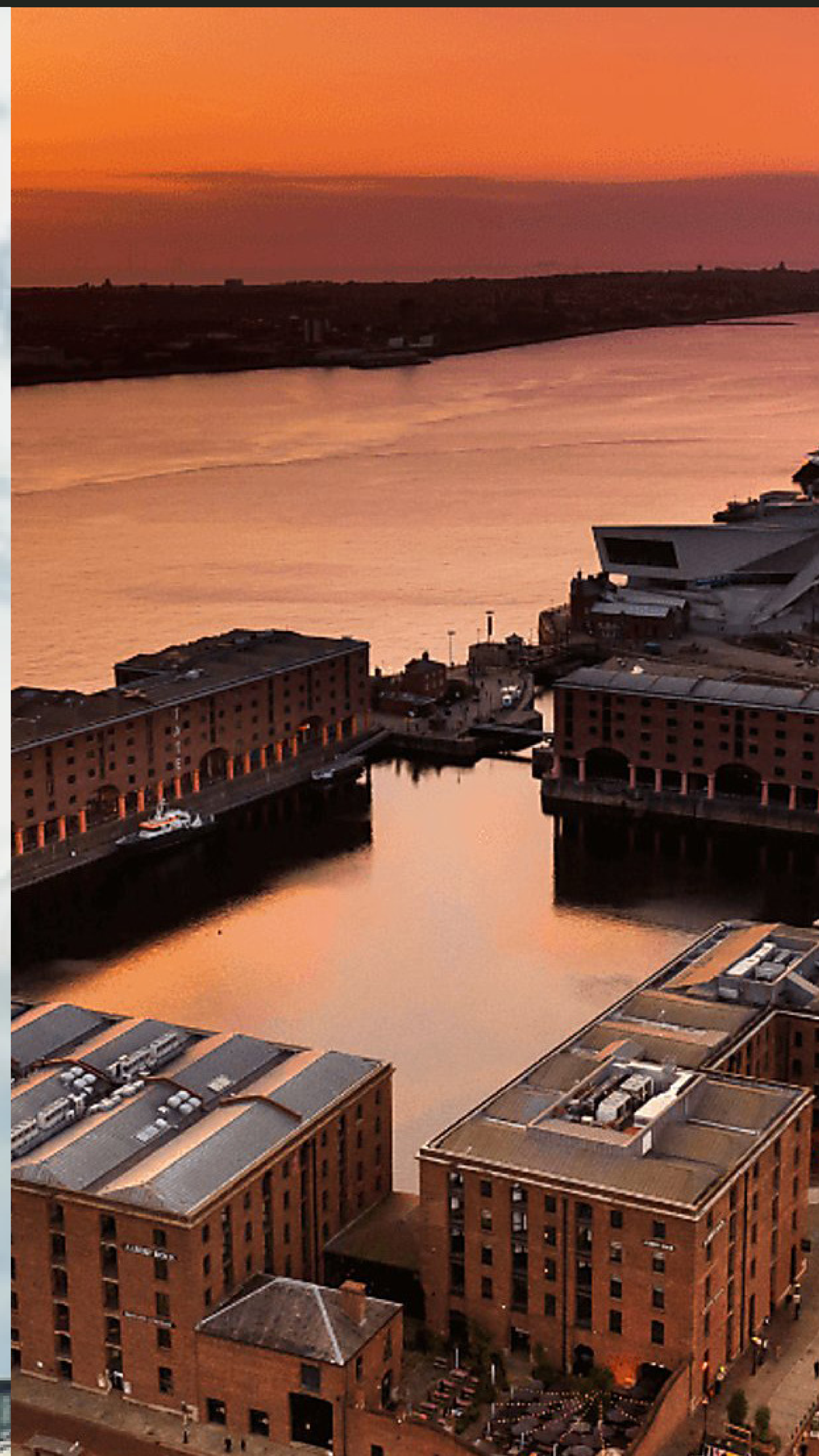
Major international brands & independent operators

Cinema, leisure facilities, & rooftop dining



WATERFRONT & DOCKS

Imperial Exchange is close to Royal Albert Dock, one of Liverpool's most iconic destinations, attracting millions of visitors each year and supporting the city's thriving short-term rental market.



Approximately 8–10 Minute Walk

Historic Waterfront Setting

Restaurants, Bars, Museums, and Galleries

Major Tourist and Cultural Hub



FOOD, DRINK & NIGHTLIFE

The surrounding area offers a diverse and growing hospitality scene, creating a vibrant city centre environment for both residents and guests.



Independent restaurants and national brands

High-end cocktail bars and casual venues

Popular business and after-work destinations

Strong evening and weekend footfall

LIVERPOOL. A HIGHLY CONNECTED, HIGHLY DESIRABLE LOCATION.

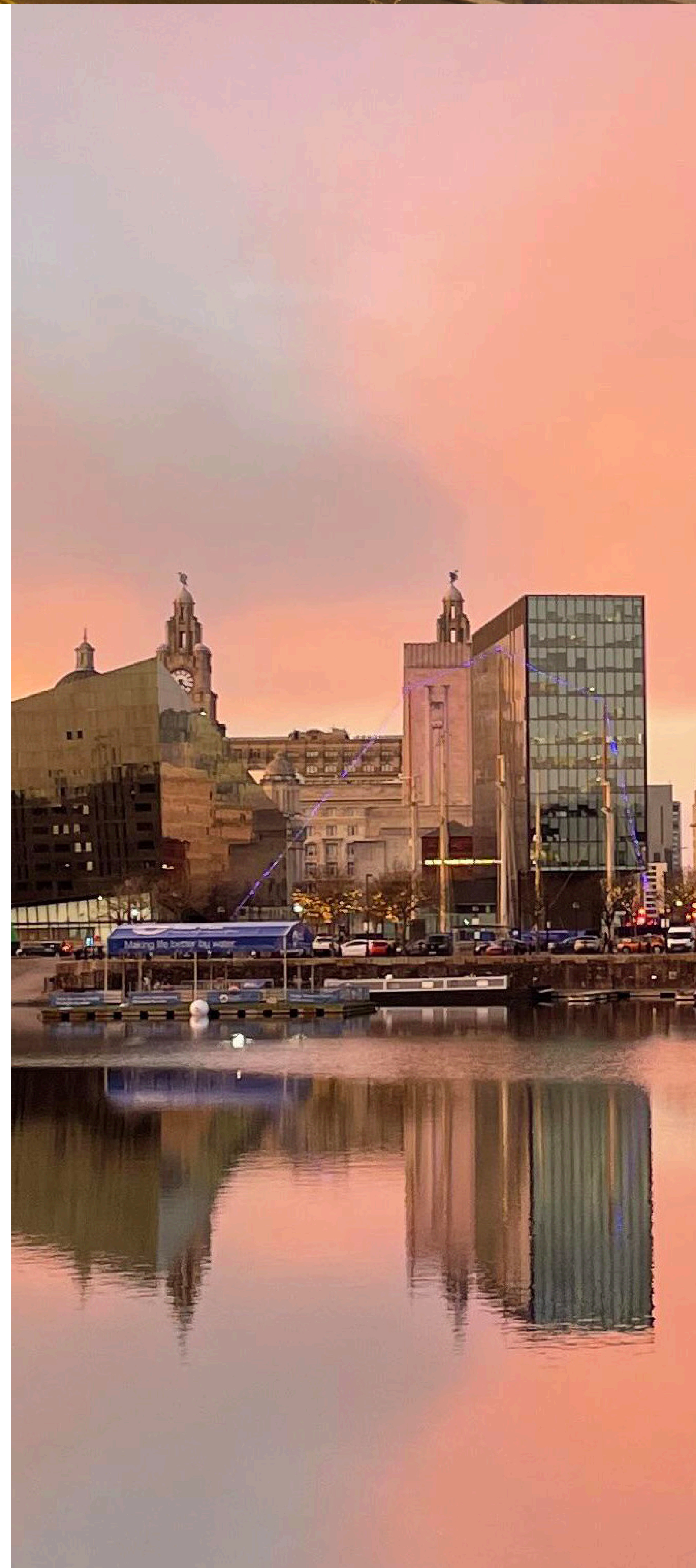


IMPERIAL EXCHANGE BENEFITS
FROM EXCEPTIONAL CONNECTIVITY
ACROSS LIVERPOOL AND BEYOND.

-  Direct access to the Merseyrail network
-  National rail connections via Lime Street
-  Immediate access to retail, leisure, and employment hubs

Liverpool continues to benefit from strong tourism growth, rising inward investment and an expanding professional workforce, alongside a thriving short-let market across central postcodes such as L1 and L2.

THIS UNDERPINS BOTH RENTAL
PERFORMANCE AND LONG-TERM
CAPITAL GROWTH.



SMART INVESTMENT. STRONG RETURNS.

Imperial Exchange is positioned within one of the UK's strongest-performing regional property markets.

- ▶ £29M GDV development
- ▶ 6%+ projected rental yields (AST)
- ▶ 10%+ potential short-let returns (STL)



The North West is forecast to see over 30% capital growth by 2029, while Liverpool continues to benefit from regeneration, tourism growth, and increasing demand for city centre living. Yield and return figures are projections only and are not guaranteed; the North West growth outlook reflects published forecasts (e.g. Savills, JLL). Forecasts can change and your capital is at risk.





A COMPELLING INVESTMENT OPPORTUNITY

With strong fundamentals and a thriving rental market, Imperial Exchange offers a compelling opportunity for investors seeking both income and long-term capital appreciation.

IMPERIAL
EXCHANGE

A CITY BACKED BY BILLIONS IN INVESTMENT

Imperial Exchange sits at the centre of one of the UK's most active regeneration stories, with billions of pounds of public and private investment reshaping Liverpool around it:

LIVERPOOL WATERS & CENTRAL DOCKS

A multi-billion-pound waterfront regeneration creating new homes, offices, leisure and a new urban park, anchored by the new Everton FC stadium at Bramley-Moore Dock.

LIVERPOOL CENTRAL "CENTRAL GATEWAY"

A proposed large-scale transformation of the Central Station area into a world-class transport hub, improving connectivity between Central and Lime Street.

PADDINGTON VILLAGE & THE KNOWLEDGE QUARTER

A flagship life-sciences, health and innovation district creating thousands of skilled jobs and tenant demand.

LIVERPOOL CITY REGION INVESTMENT FUND

A major multi-billion-pound regional fund targeting jobs, infrastructure and new housing across the city region.

TRANSPORT UPGRADES

Ongoing investment in the Merseyrail network, new stations, modern ferries and contactless ticketing.



Industry forecasters expect the North West to be among the UK's strongest regions for house-price and rental growth over the coming years, underpinning Imperial Exchange's income and capital-growth potential.

(Figures are third-party forecasts, are not guaranteed and should be independently verified.)





LIVERPOOL, A CITY ON THE RISE

The building is one thing. The city around it is another, and the independent data points the same way.

Liverpool combines strong fundamentals, rising demand and long-term growth potential, with independent market data reinforcing the strength of the opportunity.

Third-party market figures, as at the dates shown. Forecasts and yields are estimates, not a forecast of your return; property values and rental income can fall as well as rise.

+25%

Savills' five-year forecast for North West price growth to 2030, joint-highest of any UK region.

Source: Savills Residential Forecasts, June 2026

6-8%

Among the strongest gross rental yields of the UK's major cities, well clear of the 3.6% England average.

Source: PropertyData / RentalYield.uk, city-centre, 2026



70,000+

Students across the city's universities, feeding a large graduate and professional-renter base, the deep tenant demand this building is built for.

Source: HESA, 2024/25

MODERN LIVING, DESIGNED WITH PURPOSE

Each apartment inside
Imperial Exchange has
been designed to reflect
contemporary city living

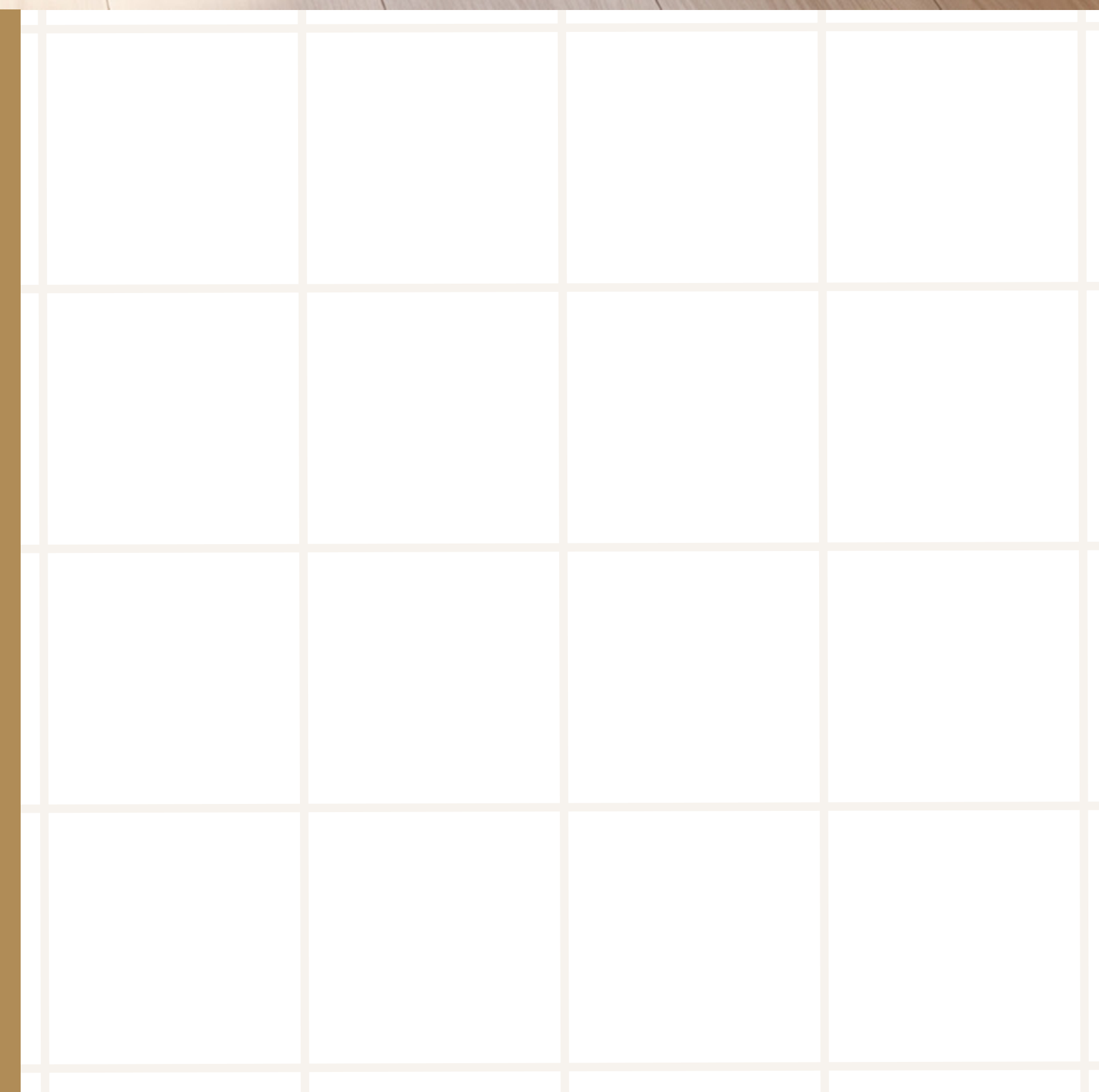


LIVING SPACES

- ▶ Open-plan layouts
- ▶ Maximised natural light
- ▶ Modern finishes throughout

KITCHEN

- ▶ High-quality fitted units
- ▶ Integrated appliances
- ▶ Durable and stylish worktops



BEDROOMS

- ▶ Clean, neutral aesthetic
- ▶ Designed for comfort and practicality

BATHROOMS

- ▶ Modern fixtures and fittings
- ▶ Sleek, functional layouts

DESIGNED FOR LONG-TERM OWNERSHIP



- ▶ 51 on-site Parking Spaces
- ▶ 999-Year Leasehold
- ▶ Zero Ground Rent

This structure enhances long-term value and investor appeal.



DELIVERED BY AN ESTABLISHED DEVELOPER



Imperial Exchange is delivered by SETH Real Estate, an independent North West property developer and consultancy founded in 2021 by Amar Seth and based in Wilmslow, Cheshire. The team has delivered and advised on residential, heritage and mixed-use schemes across Liverpool and Greater Manchester.



COOPER'S BUILDING, LIVERPOOL

A Grade II listed conversion to c.160 hotel rooms with a rooftop bar/restaurant (planning secured)

PUMPFIELDS ROAD, LIVERPOOL

A 650-apartment mixed-use residential scheme (in planning)

RAILWAY ROAD, LEIGH

A listed building converted into 33 luxury apartments, completed 2023–24 and sold out (completed)

FURNACE STREET, HYDE

Six contemporary townhouses delivered on a former mining site, completed and sold (completed)

Across its Liverpool development pipeline, SETH Real Estate has 800+ residential and hospitality units progressing – demonstrating delivery capability across residential, heritage and mixed-use development.





A COMPLETE CITY CENTRE INVESTMENT OPPORTUNITY

Imperial Exchange combines a prime city centre location, strong rental demand and flexible short-let potential within one high-quality development.



- ▶ Prime L2 city centre location
- ▶ Strong rental and short-let demand
- ▶ STL permitted for maximum flexibility
- ▶ High-quality amenities
- ▶ Experienced developer
- ▶ Long leasehold with no ground rent
- ▶ Excellent transport connectivity

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IMPERIAL EXCHANGE IS

NOW AVAILABLE

Units are selling now. To request the full investment pack, floor plans and current pricing — or to reserve your apartment — contact our team today:

✉ Email us at info@falconpartnerships.co.uk

☎ Call us on 0161 399 0284

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Partnerships