



FOR SALE

Former Meeting Hall, Cockshead
Road, Liverpool, L25 2RB

- Offers To Be Submitted By 18th April 2019 5.00PM
- Situated Within A Densely Populated Area, Close To Local Amenities
- Potential For A Number Of Uses, Subject To Necessary Planning Consent
- Total Approximate Net Internal Area: 208.4 sq.m. (2,255 sq.ft.)

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Location

The property is located in a densely populated residential area within Belle Vale and is within walking distance to Belle Vale Shopping Centre, which provides a number of national multiples including Iceland Foods, New Look, and McDonalds, among others. The building is accessed via Childwall Valley Road which in turn connects with the M62 (B5178) motorway at junction 4 with Broad Green from Queen's Drive (A5080). Belle Vale is within South Liverpool, and also benefits from close proximity to Liverpool John Lennon Airport, Hunt's Cross and Broad Green Railway Stations, with Liverpool City Centre approximately 5.4 miles to the west.

The Property

The building provides a single-storey, purpose-built brick building with landscaped areas surrounding the site with established boundaries and kerbside car parking provision. Internally the property consists of an open plan hall benefitting from carpeted flooring throughout, fluorescent strip lighting, gas central heating with WC and kitchen facilities.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Net Internal Area: 208.4 sq.m. (2,255 sq.ft.)

EPC

The property is exempt from requiring an Energy Performance Certificate.

Rates

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Price

£80,000 for the long Leasehold interest, with approximately 35 years remaining at a peppercorn ground rent. Further details available upon request.

Additional Information

We understand the Freeholder, Liverpool City Council, would be agreeable to a Deed of Variation in respect of the D1 user provision within the Lease or to the sale of the Freehold.

Best and Final Offers

Offers to be submitted by 18th April 2019, 5:00 PM via sealed bids process "Former Meeting Hall at Cockshead Road". Tender Submissions can be sent via email as attachment to tom.pearson@skrealestate.co.uk, or delivered by hand or post to:

Tom Pearson
SK Commercial
2 Cotton Street
Liverpool, L3 7DY

For tender submission documents or further information, please contact SK Real Estate.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)