



TO LET

Upper Floors At
Granada Buildings, East Prescott
Road, Liverpool L14 9PW

- ▶ Former Bingo Hall/Cinema/Leisure Premises
- ▶ Benefitting from D2 (Assembly and Leisure) Planning Consent
- ▶ Total Area Approx 1,146 sq.m (12,333 sq.ft)
- ▶ Suitable For A Variety Of Uses Subject to Necessary Consents

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Location

The premises are situated on East Prescott Road at the junction with Back Dovecot Place, approximately 6 miles east of Liverpool City Centre. The immediate surrounding area comprises of residential housing and a number of commercial premises fronting onto East Prescott Road.

The Property

The premises comprises of a former bingo hall and cinema, situated in the upper floors of a substantial detached four storey building. The accommodation can be accessed via a self-contained ground floor entrance and would be suitable for a variety of uses, subject to necessary consent. To the exterior of the ground floor is a shared car parking area, providing car parking for approximately 25 cars.

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:

Gross Internal Area - 1,146 sq.m (12,333 sq.ft)

Rates / Planning

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

EPC

The EPC rating for the premises is C57.

Tenure

The premises are available to let by way of a new Effectively Internal Repairing and Insuring Lease for a term to be agreed.

Rent

£18,000 per annum

Viewings

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

