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ON BEHALF OF JOINT ADMINISTRATORS

# Former Bingo Hall/Cinema, 446 Park Road, Liverpool L8 9RF

GUIDE PRICE **£75,000+\***

VACANT COMMERCIAL

## Description

A substantial Freehold leisure building formerly used as a cinema and bingo hall which would be suitable for a number of uses, subject to any necessary planning consents. The total internal area being approximately 13,543 sq ft. Please note the premises are presently being used as a storage. We are unable to provide details in respect of the tenant and we have not had sight of any lease. The Telecom Masts and Advertising Hoarding have been sold off separately. They are not included in the sale. We understand VAT is applicable at the rate of 20% on the purchase price.

## Situated

On the corner of Park Road and Dingle Lane in a prominent corner position approx. 2 miles from Liverpool city centre. Nearby occupiers include Tesco Superstore, Co-Op and McDonalds.

## Basement

Storage (not measured)

## Second Floor

Office, Storage  
38,04 sq m (409 sq ft)

## Ground Floor

Entrance Foyer, Auditorium & Bar  
904.08 sq m (9,732 sq ft)

## Third Floor

Office, Storage  
54,67 sq m (588 sq ft)

## First Floor

Balcony, Offices and ancillary accommodation.  
261.41 sq m (2,814 sq ft)

## Fourth Floor

Plant Rooms (not measured)

**Total area 1,258.20 sq m  
(13,543 sq ft)**



## EPC Rating

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	Term
Roof Masts (sold off separately)	40yrs from 26th April 2013 (Title Number MS602226)
Advertising Hoarding (sold off separately)	125yrs from 29th April 2013 (Title Number MS602332)