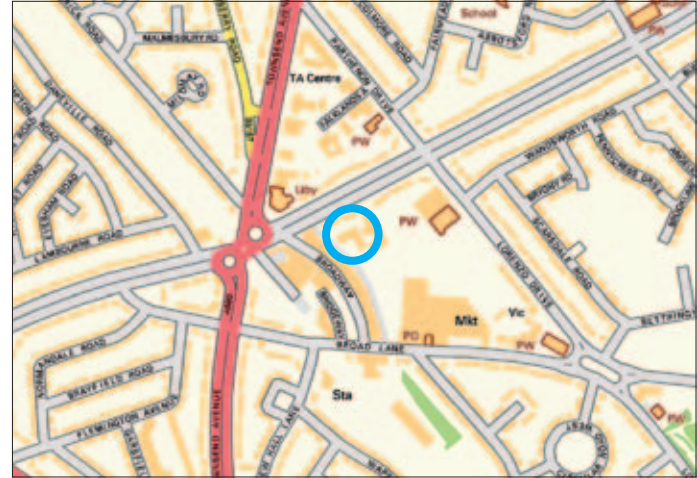


Clubmoor Conservative Mens Club, Back Broadway, Liverpool L11 1HX**VACANT COMMERCIAL****GUIDE PRICE £80,000+**

Not to scale. For identification purposes only

The property comprises an “L” shaped single storey building formerly used for the purposes as a licensed social club. The property also benefits from car parking to the front for approximately 12 vehicles which is surrounded by a high weld mesh fence incorporating a wide double gateway access. The property would be suitable for redevelopment subject to any necessary planning consents or continued use.

Situated Fronting on to Back Broadway which is a back service entry extending around the rear of the shops on to Broadway in the

Norris Green area. Vehicle access in to Back Broadway is from Utting Avenue East and Broad Lane.

Ground Floor

Lounge 1	184m ² (1,980sq ft)
Lounge 2	17.5m ² (188sq ft)
Changing Room	13.5m ² (145sq ft)
Lounge 3	111.5m ² (1,200sq ft)
Lounge 4	51m ² (549sq ft)
Snooker Room	100m ² (1,076sq ft)
Games Room	17m ² (183sq ft)
Internal Storage	66m ² (710sq ft)
Committee Room	23.8m ² (256sq ft)
Total Area	584.3m ² (6,289sq ft)

Tenure

We understand that the tenure of the property is leasehold for a term of 99 years commencing the 1st October 1956 with no ground rent payable.

EPC rating

E