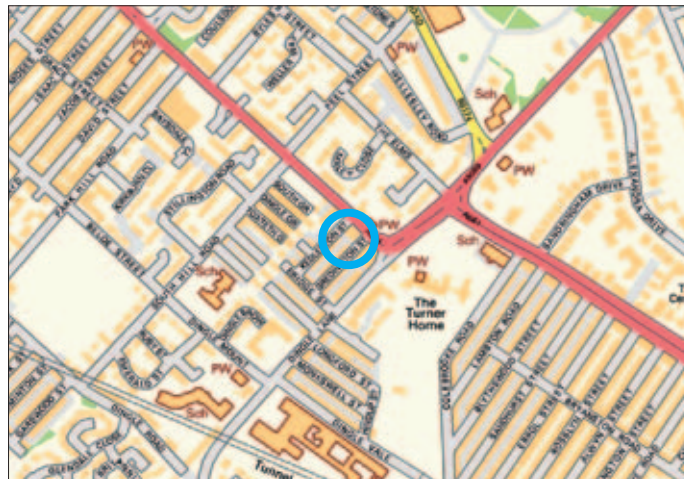


LOT
89

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

VACANT COMMERCIAL

GUIDE PRICE £70,000+



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Not to scale. For identification purposes only

A substantial Freehold leisure building suitable for a number of uses, subject to any necessary planning consents. The site currently benefits from planning permission to use as a Tool Hire Shop under Class A1 (Retail) as of the 14th January 2014 – Planning Reference No: 13F/2104). The total area is 13,543 sq ft. The Telecom Masts have been sold off separately by way of a 40 year lease (2013–2053). The Advertising Hoarding has also been sold off separately by way of a 125 year lease (2013–2138). They are not included in the sale. VAT is applicable at the rate of 20%

Situated

Fronting Park Road on the corner of

Dingle Lane in a prominent corner position approximately 2 miles

from Liverpool city centre. Nearby occupiers include Tesco Superstore, Co-Op and McDonalds.

Basement

Storage

Ground Floor

Entrance Foyer, Auditorium & Bar
904m²

First Floor

Balcony, Offices and Dressing Rooms 261m²

Second Floor

Office, Storage 54m²

Third Floor

Office – Storage 54m²

Fourth Floor

Plant Rooms