



- **Substantial detached four storey former community centre**
- **Function room, bar, children's play centre and gymnasium.**
- **Part of the roof is let to o2 from 2013 with a current rent passing of £8,000 pa.**

Description Substantial detached four storey former community centre, function room, bar, children's play centre and gymnasium. Approximate total net internal floor area is 2001.91 sq m (21,549.03 sq ft). The property has potential for a variety of uses subject to gaining the necessary consents. Part of the roof is let to O2 from 2013 with a current rent passing of £8,000 per annum.

Situated The property occupies a prominent site with a frontage to East Prescott Road the main A57 and to the corners of Back Dovecot Place and Somerford Road. Local amenities nearby include shops, schools and bus routes to the city centre.

Ground Floor The ground floor incorporates a former community centre sq m (sq ft)
Bar/Games Room/Function Room 298.10
3,208.82 Kitchen 44.10 474.70 Family Room
196.00 2,109.79 Childrens Play Area 202.00
2,174.38 Ancillary Store Rooms 46.50
500.53

First Floor Former Gymnasium with
Canadian Maple Floor 367.53 3,956.18 Three

Store Rooms plus
Large Ancillary Room
204.14 2,197.41

Second Floor
Former Boxing Gym & Cinema seating
section 464.00 4,994.61

Third Floor Mezzanine Store Area Former
Children's Gymnasium 179.54 1,932.61 Total
2,001.91 21,549.03

Roof Part let to O2 from 2013 Subject to 12
months notice to terminate by the tenant.
Current rent passing of £8,000 per annum

Outside Forecourt to the front, ample car



parking area to the side, additional lawned
section to the side.

Note The property offers potential for a
variety of uses subject to the usual planning
and building regulation consents. Prospective
bidders must make their own enquiries
to Liverpool City Council. The vendor has
carried out many repairs and improvements
throughout. Many of the fixtures and fittings
will be included in the sale. Rateable value:
£14,750 Description: Community centre and
premises ground floor only.