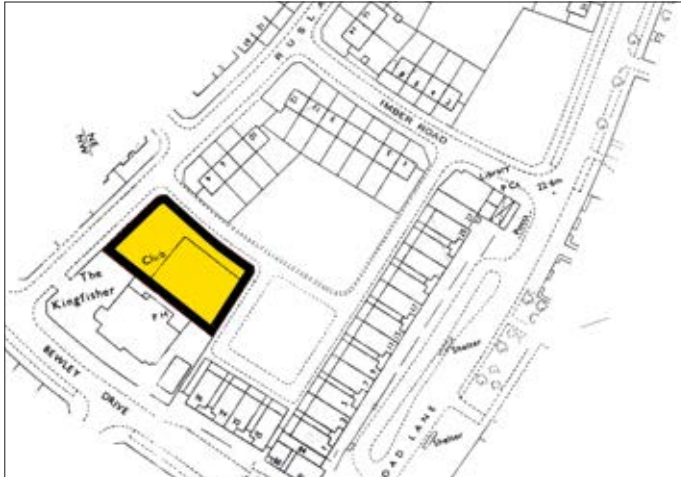


LOT

45

12/5 Social Club, Rusland Road, Liverpool L32 6QW

*GUIDE PRICE £125,000+



Not to scale. For identification purposes only



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- **Social club suitable for redevelopment.**

Description A detached social club benefitting from internal and external CCTV, a security alarm system, central heating and large customer car park. The property is in very good order throughout and would be suitable for continued use or residential redevelopment, subject to any necessary planning consents.

Situated Rusland Road is located off Bewley Drive in the Southdene suburb or Kirkby to the East of the M57 and North

of the East Lincs Road and is located north east of Liverpool.

Ground Floor Lounge bar with

small stage, Games Room with pool table, Concert Room to cater 250 customers with dance floor and a large stage area. Ladies & Gents WCs. Office. Beer cellar and storage areas at the rear.

Tenure The property is let by way of a remaining 47 years of an original 99 year peppercorn lease with Knowsley Borough

Council. The present owner has had confirmation from Knowsley Borough Council that they are prepared to extend the lease for a period of 125 years at an annual rent of £4,000 per annum subject to 5 yearly rent reviews.

Outside Large car park.