



- A detached social club benefitting from internal and external CCTV, a security alarm system, central heating and large customer car park.

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. Opposite the site the vendor advises us that there is a new development of up to 100 houses.

Situated Rusland Road is located off Bewley Drive in the Southdene suburb of Kirkby to the east of the M57 and north of the East Lincs Road and is located north east of Liverpool.

£4,000 per annum subject to 5 yearly rent reviews.

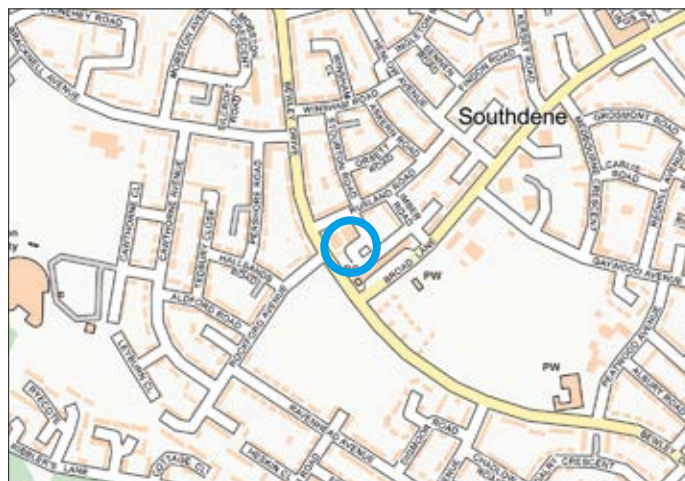
Outside Large car park.

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

Note Renewal of Ground Lease: Heads of Terms were offered in 2005, at the figures quoted, however no agreement was reached, and due to the passage of time the original offer is no longer open to acceptance. To assist the further use or redevelopment of the property, the Council is willing to consider granting a longer term interest in the site, for an appropriate use, at terms to be negotiated.

EPC Rating C



Not to scale. For identification purposes only