

FOR SALE - HIGHLY PROMINENT LISTED BUILDING

FORMER SUPERMARKET, CHURCH ROAD NORTH | WAVERTREE | LIVERPOOL | L15 6TE

Mason
Partners



REDEVELOPMENT OPPORTUNITY

SUMMARY

- Freehold
- Grade II Listed Building
- Redevelopment Opportunity
- Located in densely populated, popular residential suburb of South Liverpool with excellent local amenities
- 5 minute catchment approx. 54,711 individuals
- Highly prominent building
- Suitable for a number of uses subject to planning
- Proposals considered on a conditional and unconditional basis



LOCATION

The subject premises comprise an art deco building on the corner of Church Road North and Childwall Road (B5178) in the popular South Liverpool suburb of Wavertree. It is situated approximately 4 miles east of Liverpool City Centre.

Childwall Road (B5178) links with Queens Drive (A5058) approx 1 mile to the east which in turn leads to Junction 4 of the M62 Motorway a further 1 mile north.

The popular shopping area of Allerton Road is located 1 mile south.

The estimated population within a 5 minute drive time is 54,711.

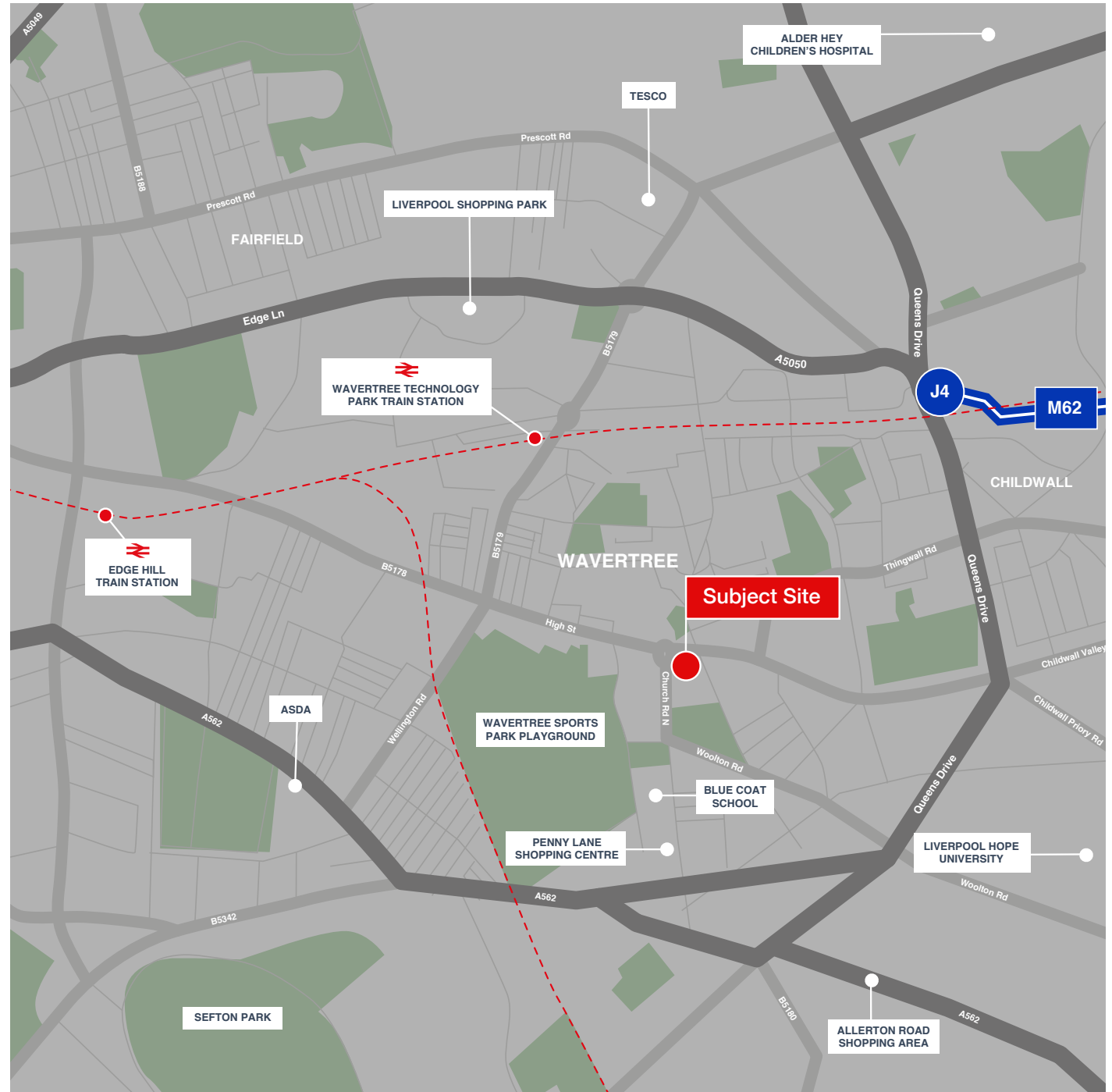


SITUATION

The subject property is situated in the Wavertree High Street District Centre. The surrounding area is predominately residential in character but it does benefit from having a number of local shopping parades and excellent amenities.

Blue Coat Grammar School is in walking distance as is Wavertree Sports Park Playground

Penny Lane shopping Centre is located 0.5 miles south and Liverpool Shopping Park is 1 mile to the north.



DESCRIPTION

The premises comprise a former cinema which was converted a number of years ago for retail use on ground floor and a snooker hall on the upper parts.

The subject premises benefit from a large off street car park for 65 vehicles at the front of the building access to which is gained off Church Road North.

Pedestrian access can be gained from both Church Road North and Childwall Road.

The original cinema is Grade II Listed however there is a single storey extension to the rear which could be converted for future development.

FLOOR AREAS

The subject property comprises the following approximate areas:

| Gross Internal Areas | Size Sq Ft | Size Sq M |
|------------------------|-------------------|----------------------|
| Ground Floor GIA | 27,319sq ft | 2,538 sq m |
| First Floor GIA | 4,622 sq ft | 429.4 sq m |
| Second Floor GIA | 5,538 sq ft | 514.5 sq m |
| Total Site Area | 1.27 acres | 0.51 hectares |



TENURE

The site is held freehold under Title Number MS103175.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

MONEY LAUNDERING REGULATIONS 2017

The Money Laundering Regulations 2017 place a legal obligation on Mason Partners LLP to identify a proposed purchaser once the sale has been agreed and prior to instructing solicitors. Confirmation of the source of the purchaser's funds will also be required.

PLANNING

The subject property is Grade II listed. A copy of the listing can be found at [www.liverpool.gov.uk/citycouncil/planning/grade-ii-listed-buildings](#)

All interested parties should make appropriate enquiries with Liverpool City Council Planning Department on Tel: 0151 233 3000.

VAT

The site is registered for VAT.



PROPOSAL

Offers invited on a conditional or unconditional basis.

FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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