

FOR SALE

DEVELOPMENT OPPORTUNITY
LOCATED IN A HIGH PROFILE POSITION
3,660 SQ.FT. (340 SQ.M.)
ON 0.33 ACRES (0.13 HECTARES)



Former Christ the King Church Hall, Queens Drive, Childwall L16 6AW

LOCATION

The property is located in a highly prominent position on Queens Drive (A5058) at its junction with Score Lane, approximately 5 miles to the east of Liverpool City Centre. The immediate area is predominantly residential in character.

Retail provision is provided at Childwall Fiveways, approximately 1/2 mile to the south.

Queens Drive is Liverpool's outer ring road and the M62 motorway is located approximately 1/2 mile away. Broad Green Train Station is also located 1/2 mile away and provides regular trains to Liverpool, Wigan, Manchester City Centre and Manchester Airport.

DESCRIPTION

The property comprises a single storey former church hall of traditional brick construction under a pitched slate covered roof.

There is a lawn to the rear and steel fencing to the perimeter, with gated access to the front and rear.

All main services are available to the property.

FLOOR AREA

The property extends to approximately 3,600 square feet (340.0 square metres)

SITE AREA

The site extends to approximately 0.33 acres (0.13 hectares).

TENURE

Freehold

PRICE

Available upon request.

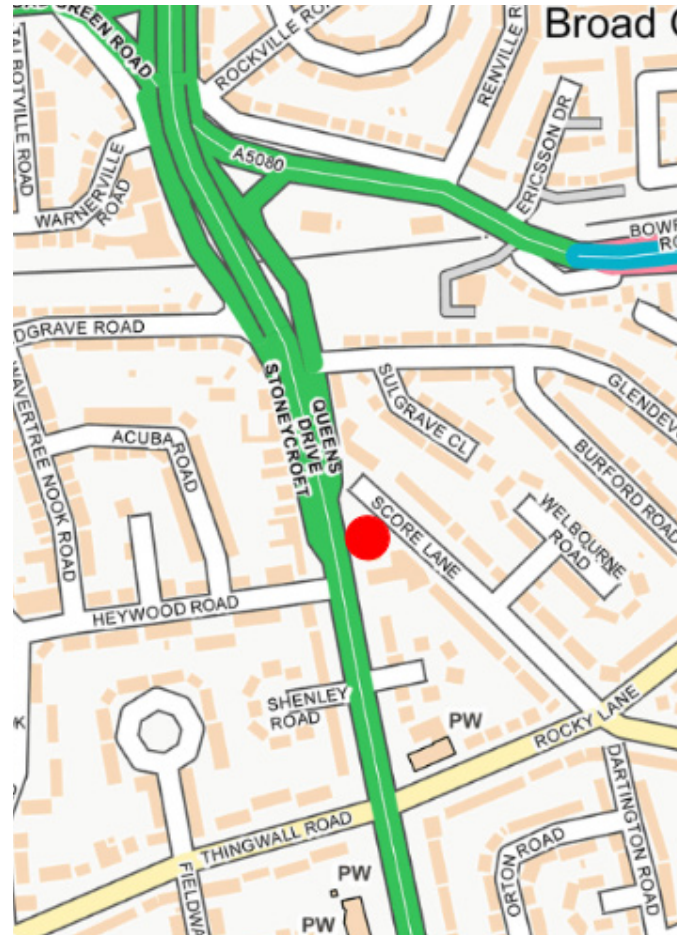
EPC

Available upon request.

VAT

All rents, prices and other figures included in these particulars are quoted exclusive of VAT.

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LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
E-mail: nickharrop@hwardp.co.uk

Subject to Contract

Details prepared September 2024

