

FOR SALE

DEVELOPMENT OPPORTUNITY

5,000 SQ.FT. (465 SQ.M.) APPROXIMATELY



St. Hugh of Lincoln Church, Earle Road, Liverpool L7 6HE

LOCATION

The property is located on Earle Road at its junction with Cranbourne Road in the Wavertree area of Liverpool, approximately 2.5 miles to the east of Liverpool City Centre.

Retail provision is provided along Earle Road and the nearby Smithdown Road. Smithdown Road is a long-established student quarter, home to a large percentage of Liverpool's student population and a thriving night-time economy.

Sefton Park is located approximately 1 mile to the south.

DESCRIPTION

The property comprises a single storey church hall built of course rock-faced red sandstone with a lofty nave and a pitched slate covered roof.

The interior is light and spacious and there are gardens to two sides.

All main services are available to the property.

FLOOR AREA

The property extends to approximately 5,000 square feet (464.5 square metres).

SITE AREA

The site extends to approximately 0.25 acres (0.10 hectares)

TENURE

Freehold

PRICE

Available upon request.

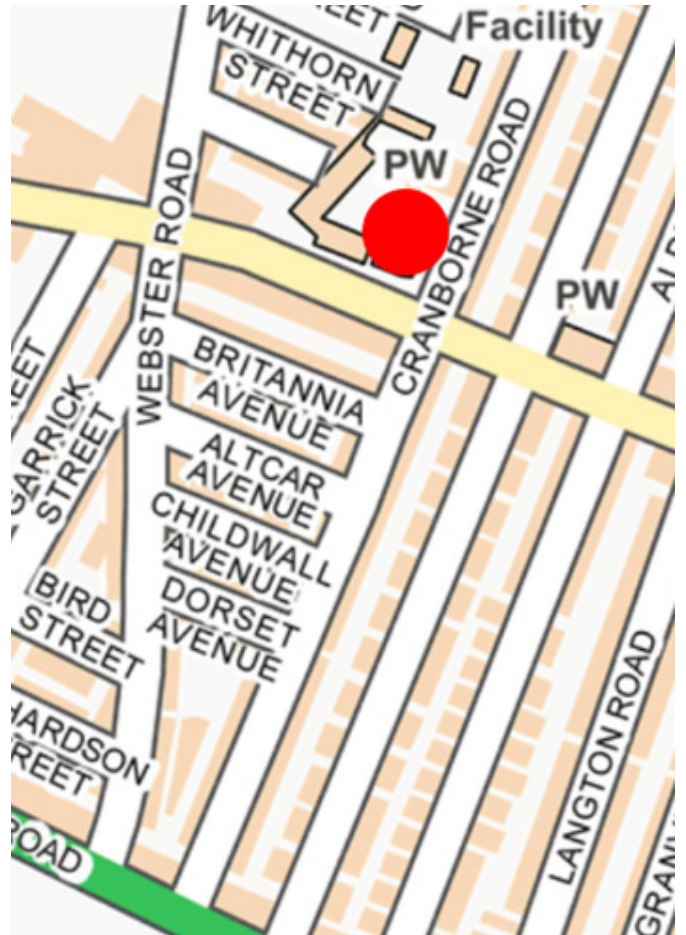
EPC

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@hwandp.co.uk

Subject to Contract

Details prepared September 2024

