

For Sale

**LANDWOOD
GROUP**



Empire Bingo and Social Club, James Street, Garston, Liverpool, L19 2LS & Land at Sidwell Street, Garston, Liverpool

Development opportunity

- Vacant bingo hall and social club plus land offering a development opportunity for a variety of uses subject to obtaining the necessary planning consents
- Prominent frontage to James Street
- Freehold
- Total site area of 0.24 acres
- Well located around 6 miles to the south east of Liverpool City Centre

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Date of particulars: November 2022



Location

The site is located in Garston, a district of Liverpool which is around 6 miles to the south east of Liverpool City Centre. The property faces Sidwell Street, but occupies a corner position and therefore also has frontage to Church Road and James Street.

The surrounding area is mixed as the subject is located opposite to South Liverpool NHS Treatment Centre and there are also residential dwellings within the vicinity. In the wider area there are amenities contained within New Mersey Retail Park which is around 1 mile away.

The property is reasonably well connected, with the A561 being in close proximity which leads to Liverpool City Centre to the west, plus Widnes to the east. The A561 also leads to the M57 and M62 motorways. The closest railway station is Liverpool South Parkway which is around 0.7 miles from the subject.

Description

The subject comprises two parcels of land which are registered under title numbers MS123070 and MS109645. Title number MS123070 is the larger plot located on the corner of James Street, Church Road and Sidwell Street. It currently has an old derelict building on the site what was formerly known as the Empire Bingo and Social Club.

Title number MS109645 is a small car park located next to the bingo hall which has around 8 spaces. It is relatively flat and level and is accessed from Sidwell Street.

Accommodation

Approximate site areas are as follows:

Description	Acres
Empire Bingo and Social Club	0.19
Land at Sidwell Street	0.05
TOTAL	0.24

*Parties are advised to take their own measurements.

Tenancies

Available with vacant possession.

Tenure

The site is held freehold under title numbers MS123070 and MS109645.

Business Rates

Enquires have been made through the Valuation Office Agency Website which confirmed the property has a rateable value of £0.

Planning

The current permitted use is for a Bingo Hall which falls under Use Class Sui Generis. Parties are responsible for making their own planning enquiries with Liverpool City Council:

<https://liverpool.gov.uk/>

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

£250,000 exclusive.

EPC

The property does not have an EPC as the current building on the site is derelict and vacant.

Viewings

Internal access is not possible as not safe to enter.

Site plan





H.M. LAND REGISTRY			TITLE NUMBER	
			MS 123070	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	MERSEYSIDE		SJ 4084	K
Scale: 1/1250		LIVERPOOL DISTRICT	© Crown Copyright 1974.	



H.M. LAND REGISTRY		TITLE NUMBER		
		MS 109645		
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	MERSEYSIDE		SJ 4084	K
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