

FOR SALE

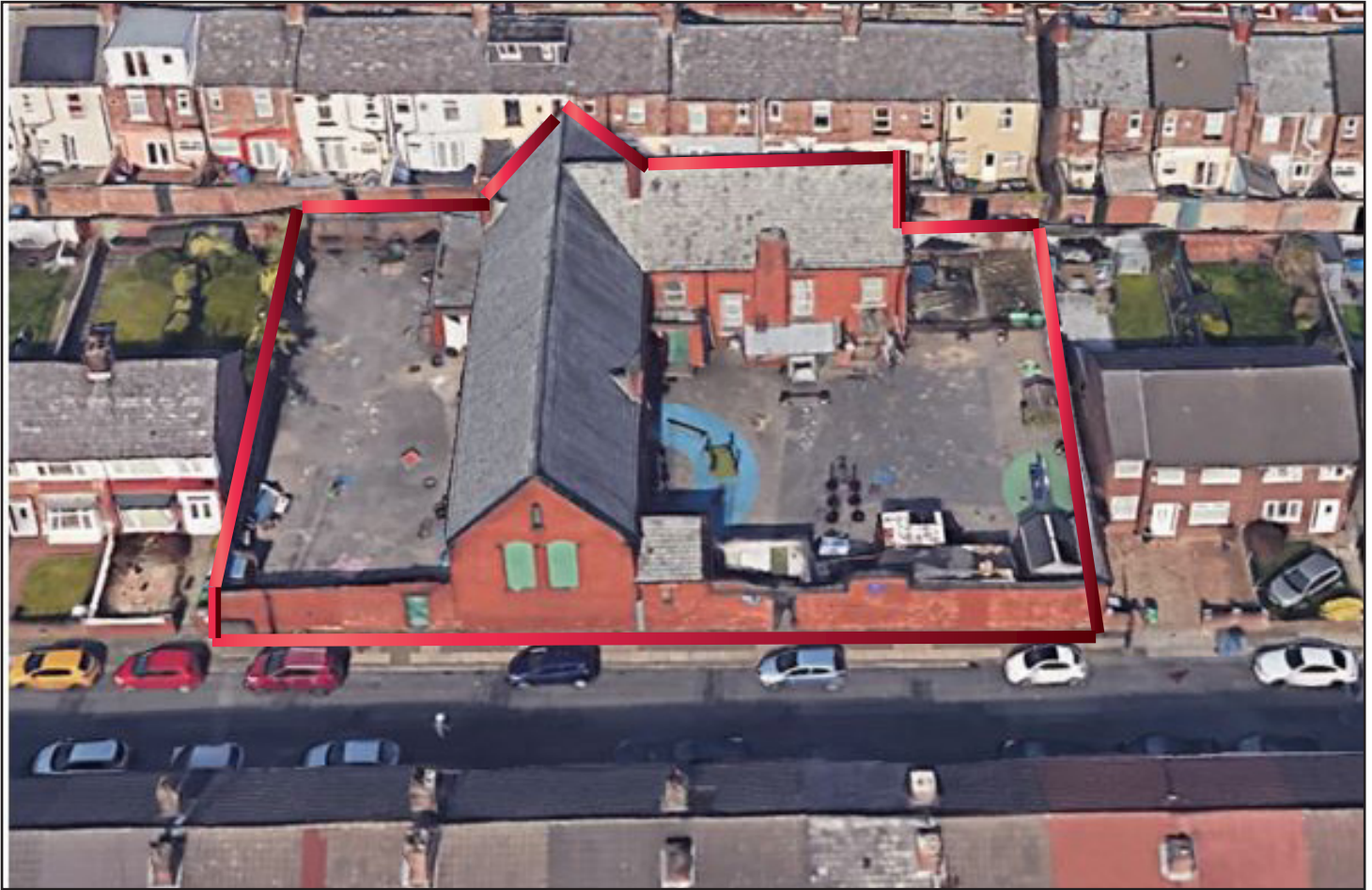
POTENTIAL REDEVELOPMENT OPPORTUNITY

3,760 SQ.FT. (349.3 SQ.M.)

0.3 ACRES (0.12 HECTARES)

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£325,000



Bonsall Hall, Bonsall Road, West Derby, Liverpool L12 8QJ

LOCATION

The property is located on the northern side of Bonsall Road in the West Derby area of Liverpool, approximately 4 miles to the east of Liverpool City Centre. West Derby is an attractive historic area and is a sought after residential area, providing a selection of traditional and new houses. The property is located a short walk from local amenities in West Derby Village and the area as well served by public transport.

The property is located less than 1 mile from Queens Drive (A5058 Ring Road) which provides access to the M62, located approximately 2 miles to the south. Croxteth Hall and Country Park is located approximately 1.5 miles to the north.

DESCRIPTION

The property is a brick-built single storey former church hall premises with a tile covered pitched roof. The property is currently used as a children's day nursery and also home to other organisations and clubs that operate in the evenings. The property benefits from a number of rooms ancillary to the main hall, including W.C.s and a kitchen. The windows are double glazed and the heating system is oil fired.

Externally there is a tarmac surfaced playground.

TENURE

The property is understood to be freehold.

TENANCY

The property is occupied on an informal arrangement by West Derby Pre-School, who pay an annual rent of £9,500 inclusive of bills.

BUSINESS RATES

To be confirmed.

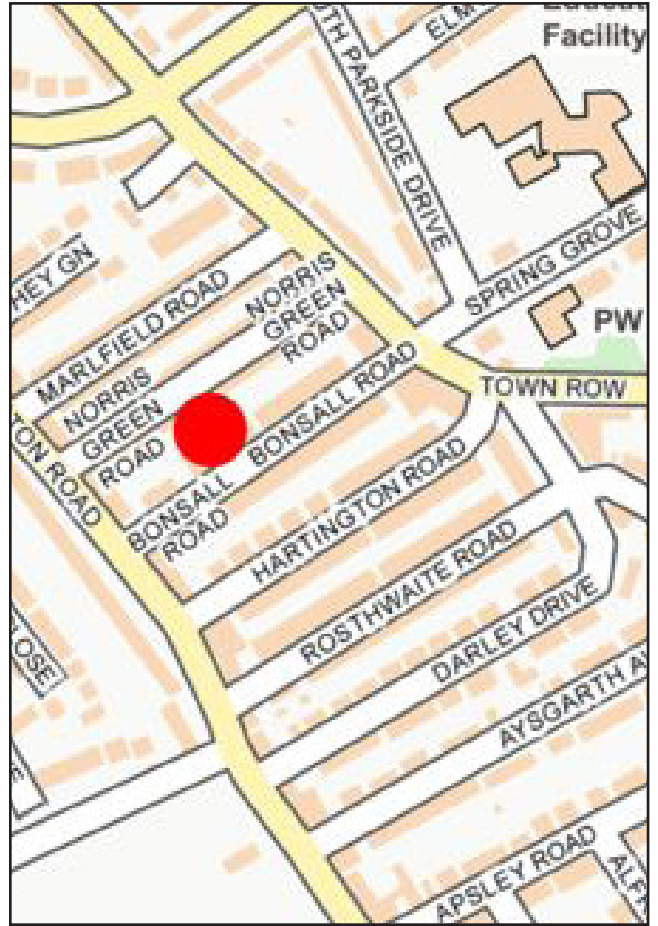
PRICE

£325,000

VAT

All figures are quoted exclusive of but may be subject to 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

