

# 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.

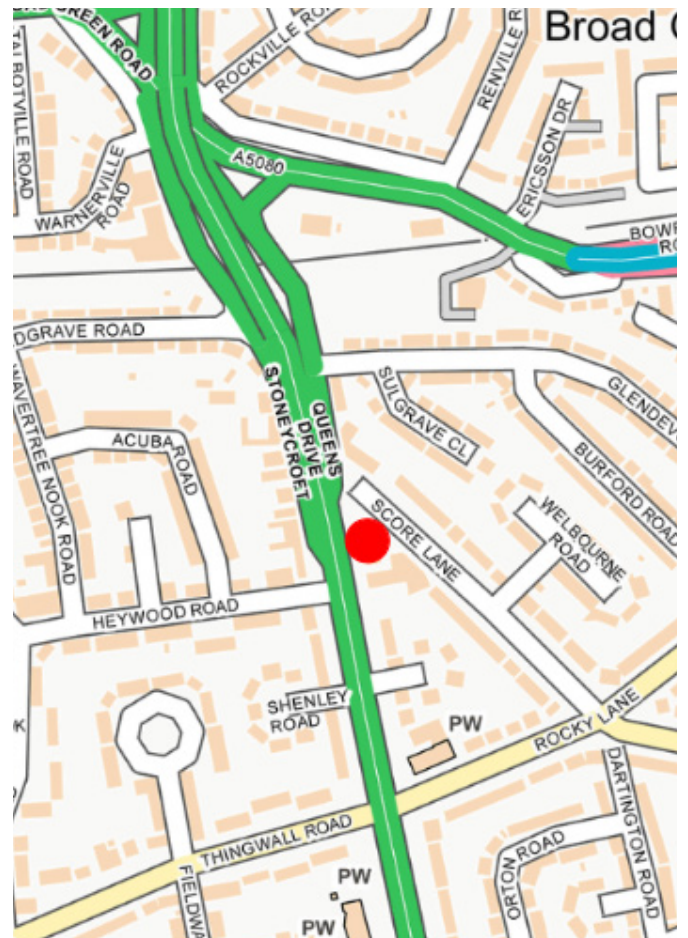
### EPC

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](mailto:nickharrop@hwardp.co.uk)

Subject to Contract

Details prepared September 2024

