

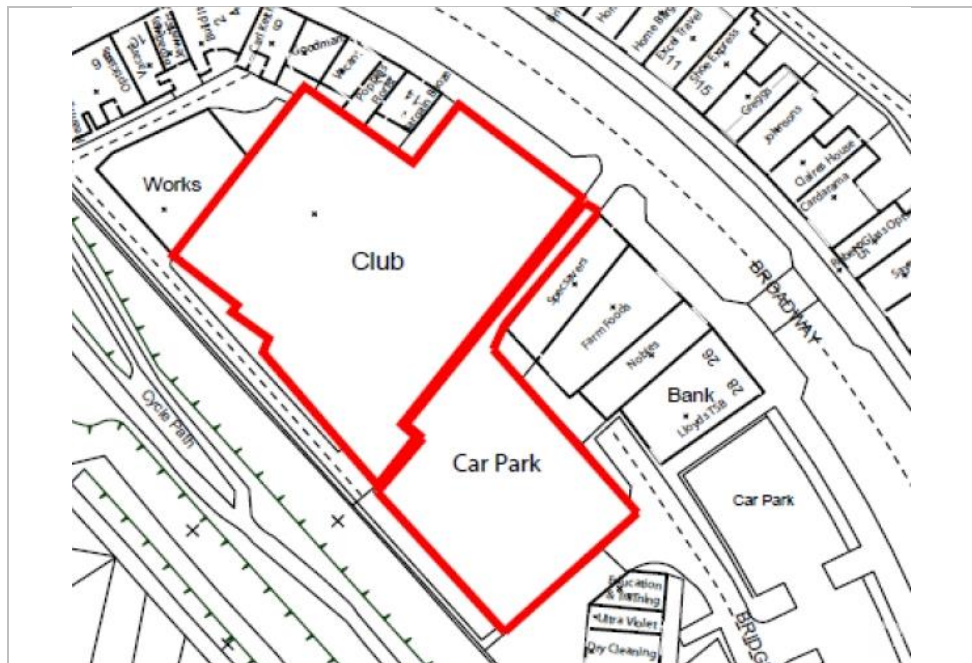


FOR SALE

16 Broadway, Norris Green Liverpool L11 1BZ Former Bingo Hall

MIXED USE DEVELOPMENT OPPORTUNITY

- Leasehold proposals may be considered
- High Street Location with substantial frontage.
- Substantial secure car park in excess of 30 spaces
- Approximate Site Area 0.78 Acres
- Suitable for Redevelopment or Alternative Uses Subject to Necessary Consents
- 26,000 sq.ft GIA
- Busy District Centre



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LOCATION

Norris Green is a large residential suburb of Liverpool located approximately 4 miles north east of Liverpool City Centre.

The subject property is located in a prominent position on Broadway, Norris Green's district Centre and a busy high street location. Nearby occupiers include **Specsavers, Greggs, Lloyds TSB, Boots, Ladbrokes, Heron Foods, Argos, The Co-Op and Home Bargains.**

DESCRIPTION

The property was previously used as a Mecca Bingo Hall and comprises ground floor accommodation of approximately 20,000 sq.ft with an additional 6,000 sq.ft at first floor level.

The premises benefits from a surface car park to its gable elevation which provides circa 30 spaces.

DESCRIPTION

The Property is of brick built construction, is two storeys in height and has a mix of pitched and flat roofs. The property was built as a cinema around 1928 and was extended in 1981 to provide a new annexe to the side of the premises. The last use was as a bingo hall.

ACCOMMODATION

The ground floor comprises entrance lobby and reception with staff rooms, administration and various back of house accommodation off. There is also an AWP area which leads through to the main auditoria.

There is an extended annexe area to the side providing a second auditoria with further WCs, a café and kitchen and small bar area off. The first floor benefits from further ancillary accommodation (formerly projection rooms).

Car Park: There is a car park to the rear side of the property for approximately 50 cars.

AREAS

The Property is arranged at ground, circle and upper projection room levels with approximate gross internal area of 20,000 sq.ft with an additional 6,000 sq.ft at first floor level.

NB. The areas quoted are for guidance purposes only and represent the best estimates for site measurement under the current layout. Some areas in the auditoria have raked floors and interested parties will need to verify the areas for themselves.

Site Area:

Approximate Site Area 0.78 acres/34,100 sq.ft/3,168 sqm.



OFFERS

Offers are invited for the Freehold interest. Consideration will be given to conditional offers subject to proposals.

FEES

The purchaser will be responsible for the Council's legal (4%) and surveyors (5%) fees amounting to 9% of the sale price.

TENURE

Consideration will be given to leasehold or Freehold disposals.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

RATING

Current valuation - **2010** rating list (1st April 2010 - 31st March 2017).

Billing authority reference 4310L110087150

Rateable Value £1,000

VIEWING ARRANGEMENTS

Stephen Sands, Surveyor/Case Officer

Liverpool City Council, Regeneration Development Team,
Municipal Buildings, Dale Street, Liverpool, L2 2DH

Tel: 0151 233 0278

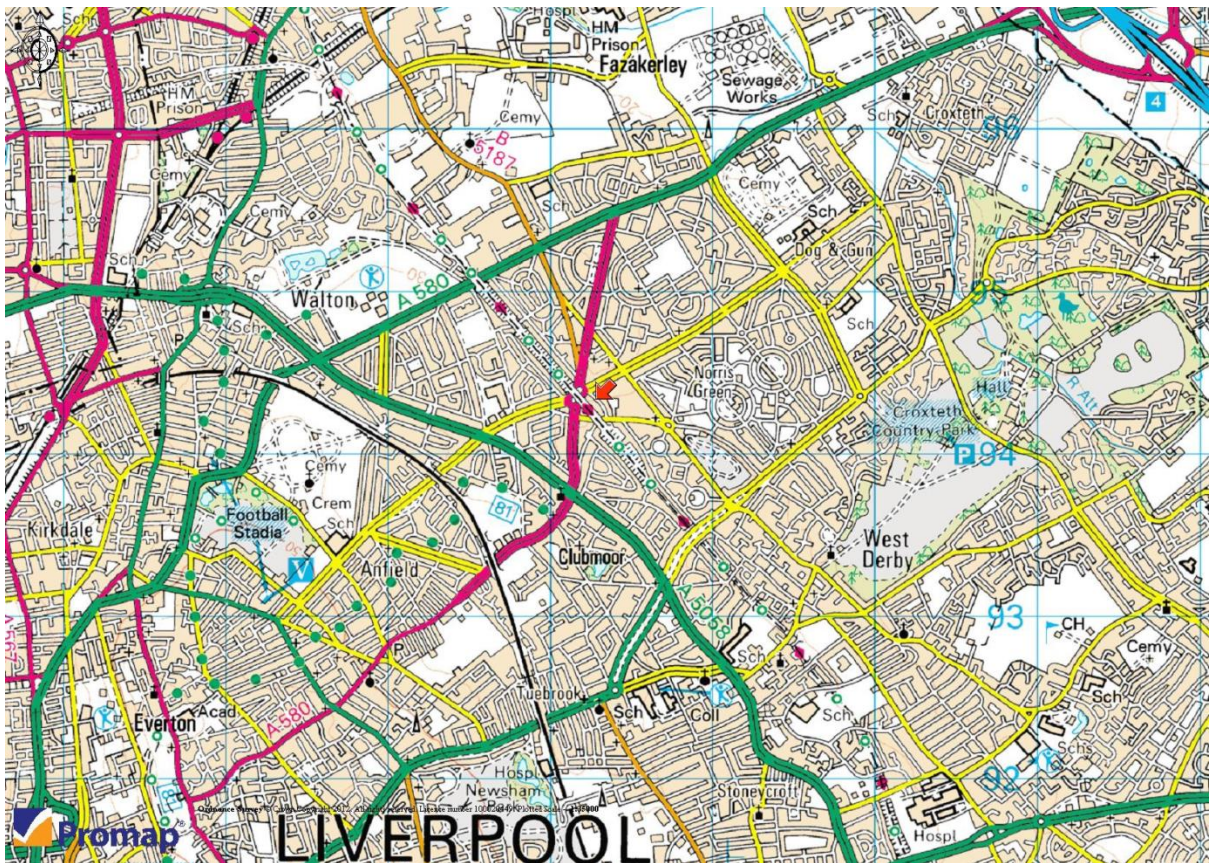
Email: stephen.sands@liverpool.gov.uk

Website: www.liverpool.gov.uk

EPC RATING

The property has an asset performance energy rating of G - 196

Property Misdescriptions Act 1991 The information provided in this brochure has been provided in good faith and is considered to be correct at the time of publication (March 2016). However, the accuracy cannot be guaranteed and should not be relied upon. Prospective purchasers should assure themselves, through their own investigations, that the information contained within these particulars is accurate. Liverpool City Council, its agents and employees cannot be held responsible in the event that information herein is subsequently relied upon by prospective purchasers who suffer loss as a result. All measurements, areas and boundaries are approximate and given for illustrative purposes only.



Energy Performance Certificate

Non-Domestic Building



16 Broadway
LIVERPOOL
L11 1BZ

Certificate Reference Number:
0960-3959-0332-8150-5020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Not zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **196**

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	2106
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	158.7

Benchmarks

Buildings similar to this one could have rating as follows:

49 If newly built

130 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.