

## FOR SALE

### WATERLOO UNITED FREE CHURCH CROSBY ROAD NORTH WATERLOO LIVERPOOL L22 0LQ



Total Area: 6566 Sq Ft Approx  
Site Area: 0.37 Acres Approx

#### SITUATION & DESCRIPTION

The property is in a prominent position fronting Crosby Road North (A565) close to several civic buildings and in a central position. The Mersey rail station is about a 5 minute walk away. Liverpool City Gate is about 5 miles to the south and there are level approaches with regular bus services past the property. The premises comprise a purpose built place of worship dating from 1910 with a separate hall/community facilities. They are of brick under pitched slate roofs and have car parking facilities to the front of the building.

#### ACCOMMODATION (all areas are approximate)

Entrance Foyer	310 Sq Ft
Main Worship Area	1957 Sq Ft
Organ Chamber	216 Sq Ft
Vestry	202 Sq Ft
Kitchen	280 Sq Ft
Meeting Room	362 Sq Ft
Meeting Hall	1790 Sq Ft
Kitchen	222 Sq Ft
Store	117 Sq Ft
Rear Hall	1110 Sq Ft
Boiler Room	
Toilets	
Total	6566 Sq Ft

Car parking for approximately 10 vehicles to front area

Site area 0.37 acres

#### TENURE

Understood to be freehold.

**PLANNING**

The premises have their existing use as a place of worship and community facility within D1 of the Use Classes Order. Other uses within this category include medical centre, school/nursery and surgeries. The property is within an area shown as being for town centre uses and as such a variety of alternative uses may be possible, subject to planning permission. Prospective purchasers are advised to contact the local planning authority on 0151 922 4040 to discuss the feasibility of their proposals. The buildings are listed as a property of historic or architectural importance.

**PRICE**

Offers in region of **£295,000 (Two Hundred and Ninety Five Thousand Pounds)** are invited.

**Viewing**

By appointment only with Longden and Cook 0161 737 0111

**For further information please contact Peter Townley/Daniel Chalkin on 0161 737 0111**

