

On behalf of City of Liverpool College Group

BANKFIELD CENTRE

Bankfield Road

Liverpool, L13 0BQ

- Further Education Campus Site
- Development Opportunity
- Secure Self-Contained Site
- Substantial Purpose Built Accommodation
- Close Proximity to M62
- Freehold for Sale

FOR SALE

72,732 sq.ft (6,757 sq.m)

Plus approximately 100 car park spaces

Site Area – circa 0.902 Ha (2.23 acres)

UNCONDITIONAL OFFERS REQUIRED BY 29TH JUNE 2016



OVERVIEW

Opportunity

An opportunity to purchase a substantial Education Centre with strong potential for residential or mixed use development, subject to planning, and the potential benefit of temporary income from the existing owner, the City of Liverpool College.

Specification & Features

The outline specification and features are as follows:

- Secure self-contained site
- Proximity to main arterial route Queens Drive (A5058)
- Easy access to M62
- 5 storey concrete/steel frame building with a 3 storey annexe
- Extensively refurbished 2006
- Ample on site car parking

Site Area – circa 0.902 Ha (2.23 acres)



Measurements:

Floor	sq.ft	sq.m
Ground	27,071	2,515
1 st	14,316	1,330
2 nd	14,316	1,330
3 rd	8,514	791
4 th	8,514	791
Total	72,731	6,757

GIA Measurements taken from architects plans. Areas may be subject to confirmation.

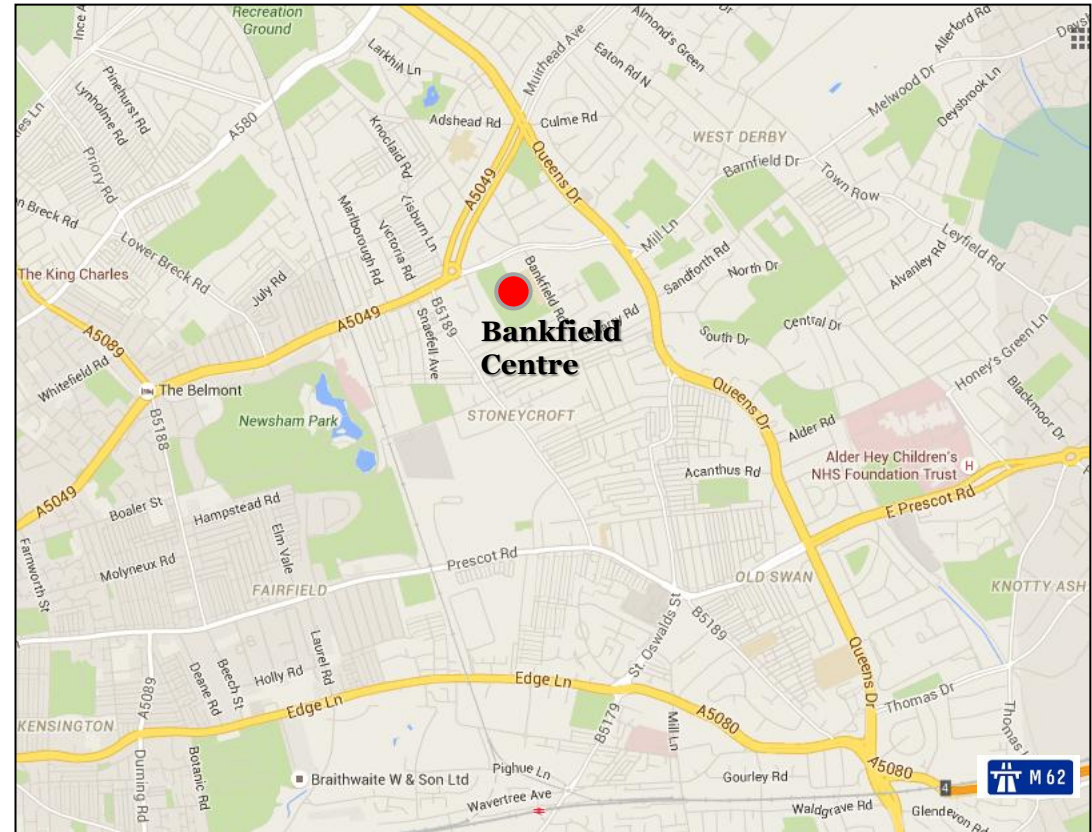


LOCATION

The Subject Property is located in the Stoneycroft area of Liverpool, approximately 2.5 miles east of Liverpool City Centre, situated on Bankfield Road. The property is accessed via the A580 West Derby Road, close to the main arterial route of Queens Drive.

The M62 motorway is within 1 mile.

The property is close to retail and local amenities at West Derby Road and Queens Drive.



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DESCRIPTION

The property comprises a 1960s five storey concrete and steel frame building with a three storey annexe (1970s). It was extensively refurbished in 2006 to include a single storey extension..

It has the benefit of:

- Comfort cooling/air handling
- Two passenger lifts
- Two gas fired boilers
- uPVC windows
- Extensive CCTV security
- Car parking for circa 90/95 cars plus 6 disabled spaces



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CONTACT

AGENTS

For further information and viewings please contact the sole agents:



Contact:

Stuart Keppie – stuartkeppie@keppiemassie.com

Tony Reed – tonyreed@keppiemassie.com

BUSINESS RATES

Rateable Value £156,000 – April 2010

EPC

D 83

TENURE

Freehold.

TERMS

The sale of the freehold is to be on an unconditional basis to include a temporary leaseback arrangement with City of Liverpool College on terms to be agreed, approximately one year from the date of sale.

TIMING

Unconditional bids would be required by 29 June 2016 with a view to completion prior to August 2016.

VENDOR SOLICITOR

Hill Dickinson LLP. Contact: Alex McCann

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IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967.

Keppie Massie for themselves and for the vendor or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of any intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract, (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Keppie Massie has any authority to make or give any representation or warranty whatsoever in relation to this property. Produced: Jun 2016.

Regulated by RICS.



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