

LOT  
**56**

**Ex Civil Defence Club, School Lane, New Ferry, Merseyside CH62 5BB**

**VACANT COMMERCIAL**

Guide price **£80,000+**



The property comprises a two storey detached building of brick elevations, partially rendered, set beneath a series of flat roofs and a pitched tiled roof to the original building. We are informed that the original building was constructed in the 19th Century as a church which was converted into a school. The club came into occupation of the property in 1971 and substantially extended the building in the late 1970's. To the side and rear there is an enclosed beer patio and yard. Overall the site extends to 0.23 acres. The property will be sold with vacant possession and will include the fixtures and fittings. The property would be suitable for a number of uses, subject to the relevant consents.

#### **Situated**

The property is located fronting School Lane, at its crossroads with Grove Street, on the edge of New Ferry town centre. New Ferry is a small town on the Wirral approximately three miles south of Birkenhead accessed from the B5136 and A41. At the end of School Lane is the main retail high street, which is pedestrianised, with occupiers primarily being local retailers with some national operators.

#### **Ground Floor**

Entrance reception, corridor providing access to the trading accommodation, office and customer toilets including disabled. Members' lounge, function room with stage area and artist's changing room with central bar servery. Ground floor beer cellar and a variety of storerooms

#### **First Floor**

Games room providing two snooker tables, pool table and darts area. Customer toilets. Former bar servery.

#### **Outside**

Beer patio to the rear with smoking shelter. Closed yard.



Not to scale. For identification purposes only

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#### **Joint Auctioneers**

