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# Embassy Bingo Hall, 140 Borough Road, Wallasey, Merseyside CH44 6NH

COMMERCIAL INVESTMENT

Guide price **£90,000+**



**A former bingo hall with the benefit of an income from a telecommunications mast on the roof currently let to Vodafone producing £7,000 per annum. The property would be suitable for a variety of alternative uses subject to the necessary planning consents. It currently comprises a substantial fully fitted bingo hall on the ground floor, with further accommodation on the first floor and various ancillary rooms plus basement.**

### Situated

The property fronts Borough Road at its junction with Hatherly Street within a densely populated residential area.

### Basement

Approx 177m<sup>2</sup> (1905ft<sup>2</sup>) Not inspected

### Ground Floor

Entrance foyer Bingo hall	376m <sup>2</sup> (4047ft <sup>2</sup> )
Rear seating	177m <sup>2</sup> (1905ft <sup>2</sup> )
Office 1	10m <sup>2</sup> (107ft <sup>2</sup> )
Office 2	13m <sup>2</sup> (139ft <sup>2</sup> )
Boiler room. Male & Female WCs. Various store rooms	

### First Floor

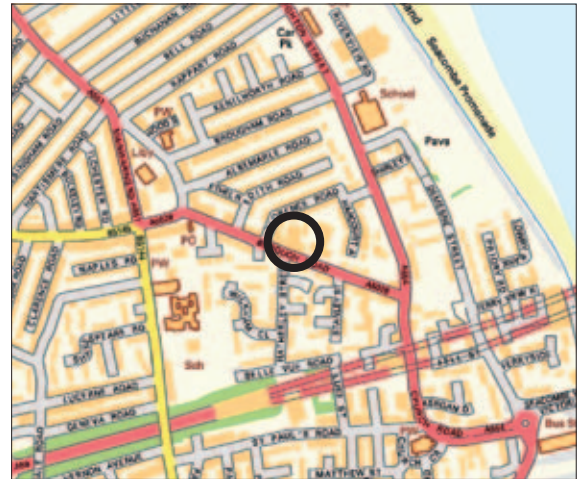
Seating area	227m <sup>2</sup> (2,443ft <sup>2</sup> )
Bar/Catering area	53m <sup>2</sup> (570ft <sup>2</sup> )
Male & Female WCs, various store rooms	

### Second Floor

Vodafone control room and access to the roof, ancillary rooms (not inspected)

### Vodafone agreement

We understand an agreement is in place with Vodafone due for renewal in February 2014, currently producing £7,000pa.



Not to scale. For identification purposes only