

Ref: A23

FOR SALE LONG LEASEHOLD



Abbey Lawns Care Home, 3 Anfield Road, Liverpool, L4 0TD.

LOCATION:

Abbey Lawns Nursing Home is situated fronting Anfield Road less than a quarter of a mile from Liverpool Football Club. Abbey Lawns Nursing Home backs onto Stanley Park and Garden with its various leisure facilities. Anfield Road directly leads to the A580 which joins Liverpool up to St.Helens and Manchester in one direction as well as the A59 and Liverpool Town Centre in the alternate direction. Kirkdale train station is approximately 1 mile from the property as well as many bus routes.

**DESCRIPTION:**

The property comprises a Part Grade II listed former care home with a GIA of approximately 28,872 sqft (2682.24 sqm) (not measured) with an approximate total site area of around 87,000 sqft (8082.56 sqm) (not measured). The building is currently shut down but was previously trading for a number of years as a care home and would be suitable to be continued as a care home or possibly other uses subject to planning. The property is offered currently being sold on an unexpired long leasehold interest with approximately 65 years left to run with no ground rent.



N.B. It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.



AMENITIES:

- **FORMER CARE HOME**
- **GIA OF APPROXIMATELY 28,872 SQFT (2682.24 SQM) (NOT MEASURED)**
- **TOTAL SITE AREA 87,000 SQFT (8082.56 SQM) (NOT MEASURED)**

- **SUITABLE TO BE USED AS A CARE HOME OR OTHER USES SUBJECT TO PLANNING**
- **UNEXPIRED LONG LEASEHOLD INTEREST WITH APPROXIMATELY 65 YEARS REMAINING**
- **61 ROOMS, 12 WITH EN-SUITE**
- **PART GRADE II LISTED**

PRICE: Guide price £3,000,000

RATES PAYABLE: TBC

EPC RATING: TBC



**ANTI MONEY
LAUNDERING**

Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

V.A.T.

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING:

Strictly by appointment

LAND COMMERCIAL LTD
020 8498 8080

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.