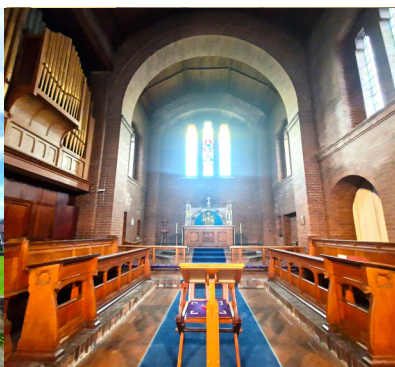




Church of the Holy Spirit

Dovecot Avenue
Dovecot
Liverpool, L14 7QJ

**5,350
SQ.FT**



- Unlisted church building with grounds
- Located in Dovecot, Liverpool
- Providing 5,185 Sq.ft of ground floor space
- F1 Planning use - Potential alternative uses
- Community uses/residential considered STP
- Prominent corner position/off street parking
- No existing on site burials/graves
- Subject to CC & Diocese of Liverpool approval

Location

The Holy Spirit church is located in Dovecot at the corner of Dovecot Avenue and East Prescott Road and is a short drive to Everton, Liverpool and the M62 Motorway.

- Liverpool: 6 miles.
- Everton: 4.8 miles.
- M62: 1.7 miles.



Description/Accommodation

The Holy Spirit church at Dovecot provides an unlisted single storey church building with 5,350 Sq.ft of accommodation with surrounding grounds. There are no burials on site and no visible gravestones. There is also no vehicular access to the site with street parking available surrounding the property.

Planning/Future uses: The property benefits from F1 use and similar uses such as education, museum, public hall will not require a change of use. The property may also be suitable for alternative uses or redevelopment which will be subject to Planning.

Rateable Value

Rateable value: N/A.

Small Business Rates Multiplier 2023/24: 49.9p.

Interested parties should contact Liverpool Council:
0151 233 3050

Tenure

We understand that the property is unregistered.
Title Number/Tenure: TBC.

Price/Offers

Offers invited.

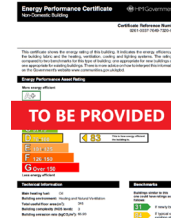
Offers in writing by email to include:

- Proposed future use for the property.
- Offer price plus proof of available funds.
- Details of proposed alterations to the building.

VAT

All figures are quoted exclusive of Value Added Taxation.
We understand that VAT is not payable on the sale.

EPC Rating



Services

Mains services are available to the property including gas, electricity, water and drainage.

Planning

Use Class F1. Sale will be subject to planning for the proposed future use.

Legal Costs/Conditions

Each party to pay their own legal costs.

Subject to Contract and standard Restrictive Covenants - details from Agents MBRE.

The Church Commissioners making and bringing a Pastoral (Church Buildings Disposal) Scheme authorising the proposed use.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe 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. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. MARCH 2024.