

lot 30

Former Bingo Hall/Cinema, 446 Park Road  
Liverpool L8 9RF

Rent  
**£51,079.33**  
per annum  
exclusive

Freehold Leisure Building with Potential

- Tenants include O2 (UK) Limited, Orange Personal Communications Services Ltd and T Mobile (UK) Limited
- Offered with vacant possession (subject to advertising hoardings and telecom masts)
- Opportunity for change of use (subject to consents)

- Prominent corner position
- Approximately 1,258.20 sq m (13,543 sq ft) and 0.10 hectares (0.25 acres)
- Nearby occupiers include Tesco Superstore, Co-Op and McDonald's.



On behalf of Colin Jennings & Hugh Dorins as Joint LPA Receivers



**Location**

Miles: 2.5 miles to Liverpool city centre  
34 miles west of Manchester  
55 miles north-west of Newcastle-under-Lyme  
Roads: A561, A5058, A5080, M62, M57  
Rail: St Michaels Railway Station and Liverpool Central  
Air: Liverpool John Lennon Airport

**Situation**

The property is situated in a prominent corner position at the junction of Park Road (A561) and Dingle Lane. The property benefits from its proximity to Liverpool city centre (via Park Road), and from nearby occupiers including Tesco's, Co-Op and McDonald's.

**Description**

The property, a former cinema and bingo hall, comprises an auditorium, storage, office and ancillary accommodation. The property also benefits from a number of telecommunication masts on the roof and advertising hoardings on the elevations.

**Tenure**  
Freehold.

**VAT**  
VAT is applicable to this lot.

**Note**  
This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews (Reversions)
Ground	Entrance foyer, Auditorium & Bar	904.08 sq m (9,732 sq ft)	<b>VACANT POSSESSION</b>			
Basement	Storage	Not Measured				
First	Balcony, Offices & Dressing Rooms	261.41 sq m (2,814 sq ft)				
Second	Offices/Storage	38.04 sq m (409 sq ft)				
Third	Offices/Storage	54.67 sq m (588 sq ft)				
Fourth	Plant Rooms	Not Measured				
Roof	Telecom Mast		<b>O2 (UK) LIMITED (1)</b>	15 years from 09/08/2003	£15,523.99	09/08/2013 (08/08/2018) (2)
Roof	Telecom Mast		<b>ORANGE PERSONAL COMMUNICATIONS SERVICES LTD (3)</b>	20 years from 01/07/2002 (4)	£11,765.04	01/07/2012 and five yearly (30/06/2022) (2)
Roof	Telecom Mast		<b>T MOBILE (UK) LTD (5)</b>	20 years from 04/03/2003 (6)	£11,790.30	04/03/2013 and five yearly (04/03/2023) (2)
Elevations	2 Advertising Hoardings		<b>CITY OUTDOOR LIMITED</b>	3 years from 01/11/2009 (7)	£12,000	(30/10/2012)
<b>Totals</b>		<b>1,258.20 sq m (13,543 sq ft)</b>			<b>£51,079.33</b>	

(1) Telefonica SA is the ultimate holding company of O2 (UK) Limited. The company acquired O2 in the UK, Germany and Ireland in 2006. Telefonica is one of the world's leading integrated operators in the telecommunication sector and operates in 25 countries. As of March 2011, Telefonica's total number of customers amounted to 290.5 million. The Group stands in fifth position in the sector Telco worldwide in terms of market capitalisation and is a 100% private company with more than 1.5 million direct shareholders. (Source: www.telefonica.com 10/06/2011) (2) The rent is subject to five yearly fixed increases to the Retail Price Index. (3) Orange is the key brand of France Telecom, one of the world's leading telecommunication operators. At the end of 2010, France Telecom had sales of 45,503 billion euros (1,228 billion euros at March 31, 2011). At 31st March 2011, the Group had a total customer base of almost 216 million customers. Orange is one of the main European operators for mobile and broadband internet services and, under the brand Orange Business Services, is one of the world leaders in providing telecommunication services to multinational companies. (Source: www.orange.com 08/06/2011) (4) There is a tenant option to break subject to 6 months' prior written notice if the premises are deemed no longer suitable. (5) T Mobile (UK) Ltd is a subsidiary of T-Mobile Holdings Limited. On 1st July 2010, T-Mobile UK became part of Everything Everywhere Limited - the company formed through the merger of T-Mobile UK and Orange UK. Owned jointly by Deutsche Telekom and France Telecom, Everything Everywhere Limited is the UK's biggest communications company, with a combined customer base of almost 28 million people and more than 720 retail stores across the country. (Source: www.t-mobile.co.uk 10/06/2011) (6) There is a tenant option to break at any time after the tenth anniversary of the term, subject to 12 months' prior written notice if the premises are deemed no longer suitable. (7) Please note that the billboards are let on a licence.

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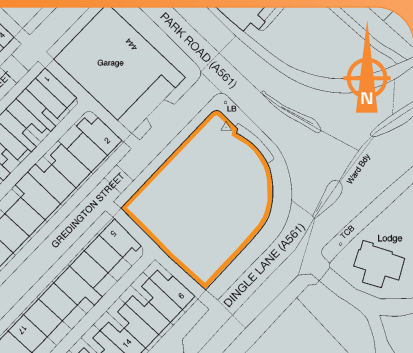
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