

FOR SALE
DEVELOPMENT AND
RE-DEVELOPMENT OPPORTUNITY


Eddisons



FORMER HESWALL POLICE STATION, 88 TELEGRAPH ROAD,
HESWALL, WIRRAL, CH60 0AH

PRICE ON APPLICATION

- \ 0.18 hectares (0.437 acre) site.
- \ Suitable for conversion or development for mixed use purposes to include residential, retail, restaurant etc.
- \ Freehold.

AVAILABLE SPACE
529.m² (5,694sq ft) NIA

LOCATION

The property is situated fronting Telegraph Road (A540) the major thoroughfare through Heswall town centre. The property use in the vicinity comprises retail, restaurant and residential use. A Marks & Spencer Simply Food adjoins the property on one side and a quality restaurant on the other. To the rear is a motor vehicle dealership accessed from Milner Road and residential properties.

DESCRIPTION

The property comprises a part single, part two storey building of traditional brick construction built in 1911. It has red brick elevations and a variety of pitched tiled roofs to the main areas.

Internally, the property offers a number of linked rooms/offices at ground and first floor with the two areas at the first floor being accessed by separate internal staircases.

The internal finish is varied but generally dated with either parquet or carpet floors, painted or woodchip walls and painted or acoustic tiled ceilings.

Externally, the main building is surrounded by grassed areas together with tarmac car park accessed from Telegraph Road. The rear boundary is defined by a retaining wall and it is at a higher level than the rear property.

ACCOMMODATION

We have been provided with the Net Internal Area (NIA) and Gross Internal Area (GIA) by our clients as follows:

NIA – 529m² (5,694sq ft)
GIA – 591m² (6,362sq ft)

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Description: Police Station and Premises

Rateable Value RV £17,500

TERMS

Our client is seeking offers on either a conditional (subject to planning) or an unconditional basis with further information to include guide price upon request.

Price on application.

TENURE

The property is held freehold under Title Number: MS550855, a copy of which is available upon request.

PLANNING

We have made verbal enquiries with the local planning authority and understand that the property is not listed nor situated in a conservation area and is allocated in an area primarily for commercial purposes with the current UDP.

EPC

An Energy Performance Certificate has been commissioned and the property has an asset rating in Band D, copy available upon request.

VIEWING

By prior arrangement with the sole agent:

Eddisons
Tel / 0151 268 5280
Email / robert.diggie@eddisons.com

MARCH 2018
SUBJECT TO CONTRACT
FILE REF / 791.0027A

For more information, visit eddisons.com/property
T: 0151 268 5280

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:
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CAR PARK & M&S FOOD HALL



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SITE PLAN



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