

FOR SALE
DEVELOPMENT /
RE-DEVELOPMENT OPPORTUNITY



FORMER ALLERTON ROAD POLICE STATION & FIRE STATION,
ROSE LANE, LIVERPOOL, L18 6JE

- \ Due to relocation.
- \ Area of existing buildings - 1,968.3m² (21,187sq ft).
- \ Prime prominent development opportunity in South Liverpool.
- \ Freehold.

AVAILABLE SPACE
Total 0.38 hectares (0.95 acres)

LOCATION

The sites of Allerton Police Station and Allerton Fire Station are situated approximately 5 miles south east of Liverpool city centre and adjoining an established area of commercial and residential property.

The site occupies a prominent corner position at the junction of Rose Lane, Allerton Road and Mather Avenue. A variety of retail and other commercial uses front Allerton Road with the majority of the surrounding area comprising established middle to high value residential property.

DESCRIPTION

The site is irregular in shape with prominent frontages to Allerton Road, Rose Lane and Mather Avenue.

The Police Station

The building has a triangular layout around a central courtyard comprising a traditionally constructed part single and part two storey building, built in the 1930's.

It offers office type accommodation to the following specification:

- Suspended acoustic ceilings incorporating recessed lighting.
- Papered plastered walls and solid linoleum floors.
- Double glazed windows and is heated via wall mounted radiators from a central gas fired boiler.
- The courtyard provides parking for 11 vehicles, with further car parking for 5 vehicles to the rear.

The Fire Station

It comprises a two storey fire station with ground floor appliance area and ancillary offices with first floor office, dining room and recreation room. Additional buildings within the rear yard include two converted houses, known as LLAR House and ancillary storage accommodation.

ACCOMMODATION

From areas provided to us we understand the Gross Internal Area is as follows:

UNIT	M ²	SQ FT
Police Station	1,261.18	13,575
Fire Station	707.16	7,611.86
Total	1,968.34	21,186.86

UNIT	HECTARES	ACRES
Police Station	0.21	0.53
Fire Station	0.17	0.42
Total	0.38	0.95

TENURE

The Police Station is held freehold under Title No: MS551052. The Fire Station is held freehold under Title No: MS485236. Copies are available upon request.

PROPOSAL

The property is placed to the market jointly by our respective clients and we will be seeking offers on the following basis:

- Conditional and/or unconditional offers for the Police Station alone.
- Conditional and/or unconditional offers for the Fire Station Site alone.
- Conditional and/or unconditional offers for the two sites together.

ADDITIONAL INFORMATION

Further information is available upon request to include the following:

- Land Registry documents and associated plans.
- Plans of the existing accommodation in CAD and PDF form.
- Asbestos surveys.

EPC

Energy Performance Certificates have been commissioned and have the following ratings:

- Police Station – Band D
- Fire Station – Band C

VIEWING

By prior arrangement with the sole agent:

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

OCTOBER 2017
SUBJECT TO CONTRACT
FILE REF / 791.0008A

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: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request



POLICE STATION



FIRE STATION



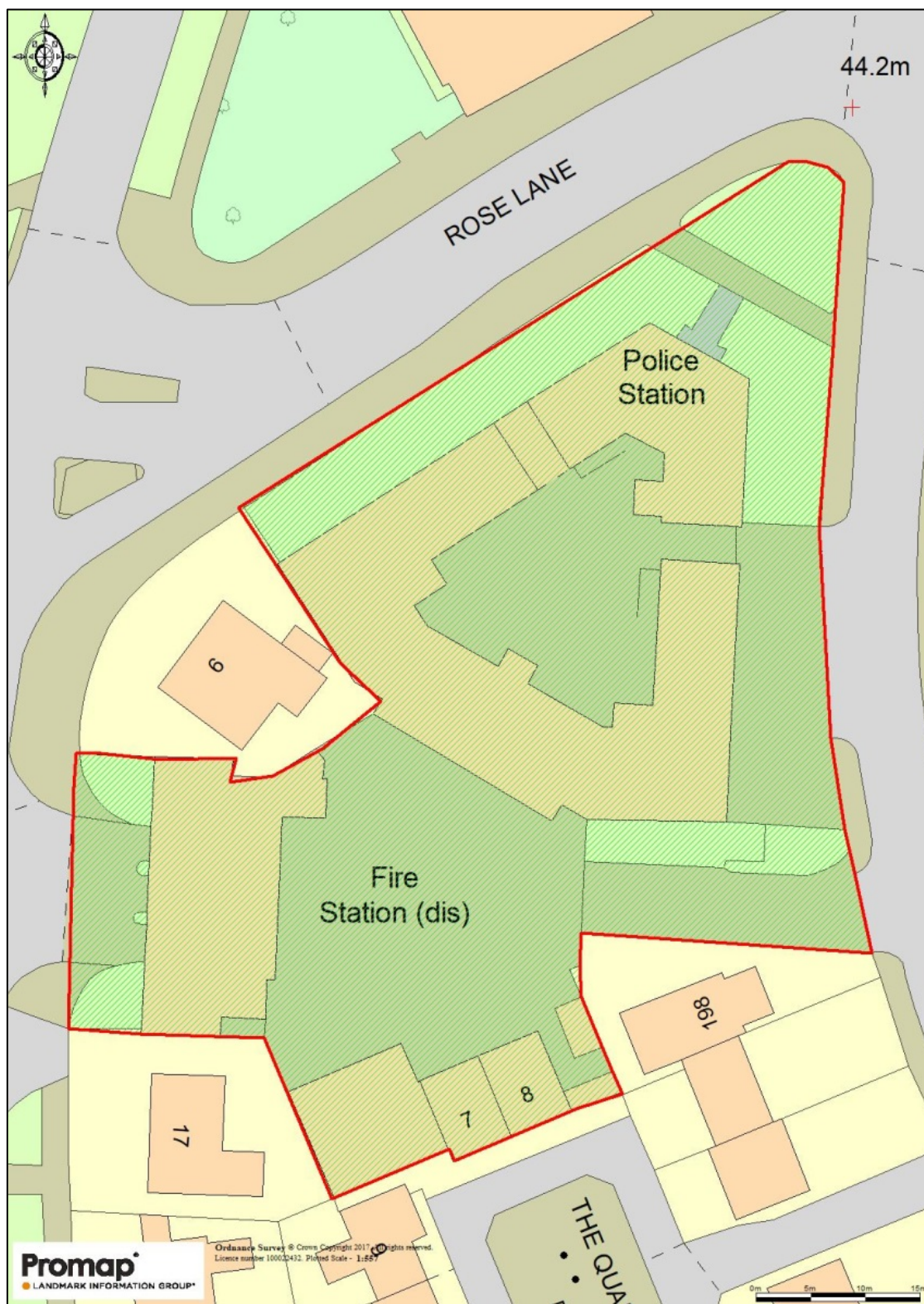
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SITE PLAN



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