

FOR SALE
DEVELOPMENT &
RE-DEVELOPMENT OPPORTUNITY



ST HELENS FIRE STATION, PARR STOCKS ROAD, ST HELENS
WA9 1NU

- \ 0.93 hectares (2.29 acre) site.
- \ Suitable for re-development for commercial or residential purposes.
- \ Freehold.

AVAILABLE SPACE
Total 2.104 m² (22,646 sq ft) GIA

LOCATION

The subject property is located fronting Parr Stocks Road approximately 1.2 miles east of St Helens Town Centre.

Parr Stocks Road leads to Park Road (A58) which in itself leads north to the East Lancs Road (A580).

It leads south via the A58 to the St Helens Link (A570) and to Junction 7 of M62 and hence the north west motorway network.

The immediate land use surrounding the property is predominately pre-war and inter-war terrace and semi-detached housing with a significant undeveloped site / field to the rear of the property.

DESCRIPTION

The existing property comprises a two storey fire station which opened in 1959. The property is of steel frame construction with brick elevations and glazed windows.

Internally, the property comprises a two storey admin block with appliance bay and ancillary offices and gym at ground floor with offices and mess and room and rest rooms on first floor.

There are ancillary detached buildings in the rear yard comprising a two storey workshop, garage and drill tower.

Externally, the site to the front and rear has a tarmac surface.

ACCOMMODATION

We have measured the property on the basis of its Gross Internal Area as follows:

AREA	M ²	SQ FT
Fire Station Ground Floor	848.31	9,131
Fire Station First Floor	827.33	8,905
Workshop	212.86	2,291
Garage	156.95	1,689
Training Office	58.57	630
Total Gross Internal Floor Area	2,104.02	22,646
Canopy Area	224.05	2,412

BUSINESS RATES

The property is entered in the 2017 Rating List as follows:

Description: Fire Station & Premises

Rateable Value: £107,000

TENURE

The property is held Freehold under Title No: MS486170, a copy of which is available upon request.

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.

EPC

An Energy Performance Certificate has been commissioned and is available upon request.

VAT

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

LEGAL COSTS

Each party will be responsible for their own legal and surveyors costs incurred in the transaction.

VIEWING

By prior arrangement with the sole agent:

Eddisons

Tel / 0151 268 5280

Email / robert.diggles@eddisons.com

FEBRUARY 2020

SUBJECT TO CONTRACT

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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Eddisons

PHOTOGRAPHS



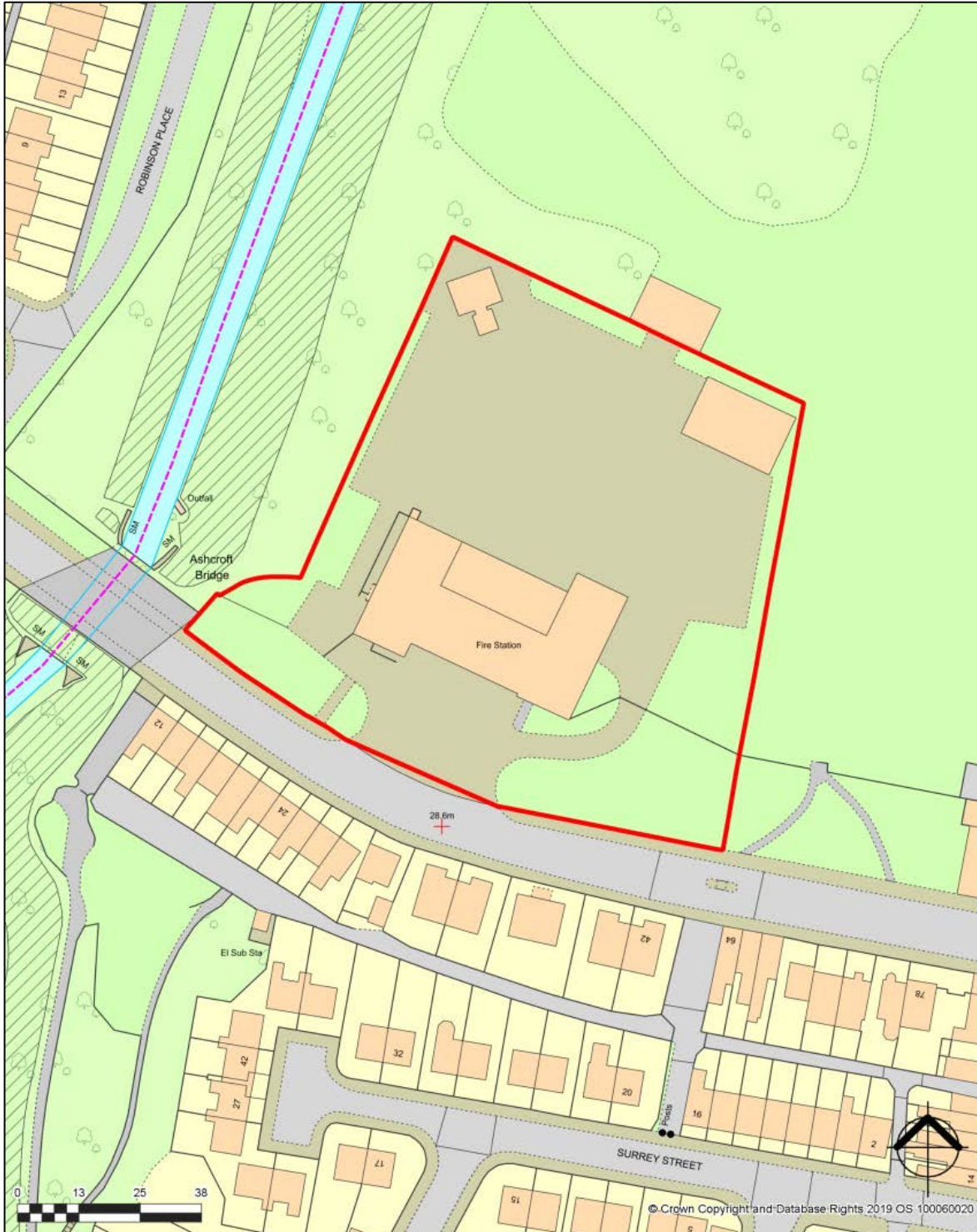
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SITE PLAN



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