



Lambert
Smith
Hampton

**FOR
SALE**

FORMER HESWALL CENTRE

262 TELEGRAPH ROAD | HESWALL | WIRRAL | CH60 7SG

EXECUTIVE SUMMARY

- Total site area extends to c 1.09 acres (0.44 hectares).
- The site may be suitable for various uses subject to planning.
- Prime location.
- LSH have been instructed to dispose of the freehold interest for the property.

OPPORTUNITY OVERVIEW

The site of the former Heswall Centre has been declared surplus by Wirral Council and provides a prime redevelopment opportunity subject to the necessary planning consents. The existing building comprises approximately 18,837 sq ft (1,750 sq m) GIA.

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LOCATION

The Property is located fronting Telegraph Road and is bordered by residential, Heswall Ambulance Station and the Heswall and Pensby Medical Centre.

The opportunity is located within a well-established suburban area with strong residential characteristics. Heswall is home to popular bars, restaurants, shops and coffee shops which results in the town being popular for locals and visitors alike. Heswall Train Station is located approximately 1.5 miles to the east of the site, offering regular services to Wrexham and Bidston which in turn provides access to Liverpool City Centre, North Wales and Cheshire.

DRIVE TIMES





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SITUATION

PLANNING

The site is accessed via Telegraph Road, Heswall and is within a primarily residential area. The property is not listed and any proposed redevelopment will require full planning permission

BUILDING & GROUND CONDITIONS

The purchaser will undertake their own enquiries to establish and satisfy themselves as to the condition of the building and ground prior to entering a purchase contract.

FLOOD RISK

Interested parties should make their own enquiries as to the flooding position.

SERVICES

Interested parties are to make their own enquiries and satisfy themselves as to the suitability and capacity of all necessary services before entering a contract to purchase.

FILE SHARE

A dataroom is available by request from the sole agent.

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SALES PROCESS & Basis of Offer

- The site is for sale via informal tender. Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of offer must be clearly stated.
- All bidders are required to complete the Bid Submission Template which will be made available at a later date. Bidders should submit their bid by email to James Strong (jstrong@lsh.co.uk) at Lambert Smith Hampton. All offers are subject to contract.
- The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.
- It is requested in the first instance that potential buyers express interest directly with the selling agent.

BID DEADLINE

Offers will be invited on a set date to be advised separately.

VIEWINGS

The site is open to see from the public highway, however onsite inspection is strictly by appointment with the sole selling agent LSH.

TENURE

The site is held freehold with vacant possession available on completion.

VAT

We understand that the property is elected for VAT. Therefore, VAT will be payable on the purchase price.

Anti – Money Laundering

The selected purchaser will need to be validated for money laundering regulations.

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CONTACTS

James Strong

E: jstrong@lsh.co.uk

M: 07484 306821

Lambert
Smith
Hampton



lsh.co.uk

4th Floor - Windmill Green,
24 Mount Street, Manchester, M2 3NN

Office: +44(0) 161 228 6411