

Refurbishment Opportunity



WIRRAL

Lambert
Smith
Hampton



**FOR
SALE**

CONWAY CENTRE 42,214 sq ft GIA – Site area 0.57 acres
CONWAY STREET | BIRKENHEAD | WIRRAL | CH41 6LA



EXECUTIVE SUMMARY

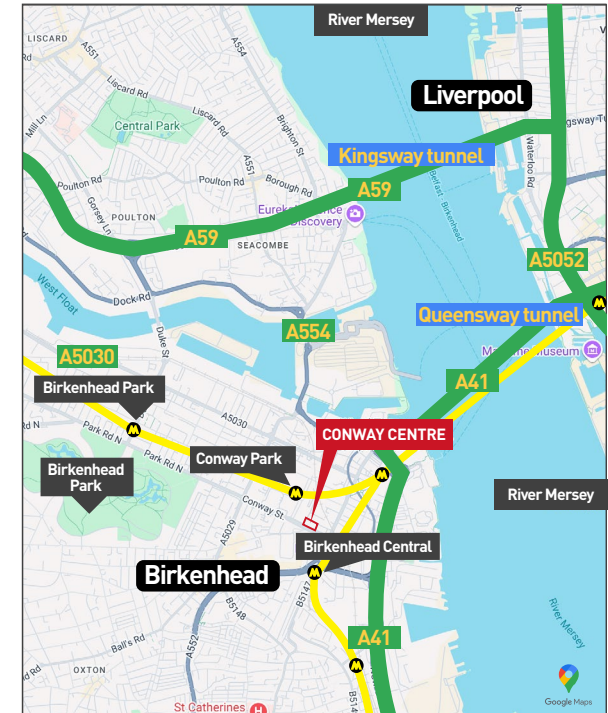
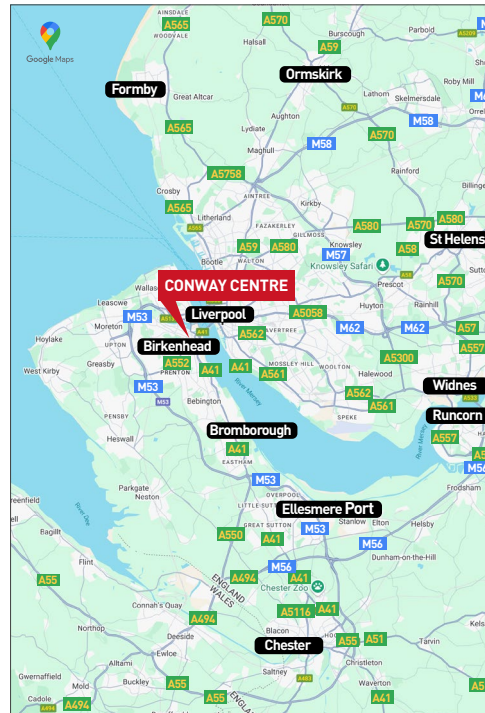
- Four storey Grade II Listed former school previously used as council offices
- 42,214 sq ft GIA of office space (Use Class E)
- Site area extends to c.0.57 acres (0.23 hectares)
- Suitable for re-use or refurbishment subject to planning
- Prominently located in Birkenhead Town Centre
- LSH have been instructed to unconditionally dispose of the freehold interest for the property

Accommodation	Sq Ft	Sq M
Basement	936	87
Ground	14,918	1,386
First	13,035	1,211
Second	11,915	1,107
Mezzanine	1,410	131
Total	42,214	3,922

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SITE OVERVIEW

Conway Centre extends to 42,214 sq ft GIA (3,922 sq m) across four storeys and provides a mixture of office space, meeting rooms ancillary space and staff facilities. The property, a vacant former school building which has, until recently, been used as Council offices for years, will be sold with vacant possession. The property is located to the north of Conway Street and occupies a L shaped footprint along the southern and eastern boundaries of the rectangular site with c.30 car parking spaces to the north. The site is predominantly flat and extends to c.0.57 acre (0.23 hectares). Floor plans can be found on page 6 of the brochure and downloaded data room.



LOCATION



The property is located to the north of Conway Street and is bound by Adelphi Street to the west, Burlington Street to the east and Dacre Street to the north from which motor vehicle access is provided. The property borders the Midtown regeneration area to the south and is surrounded by various uses including offices, factories, leisure and Birkenhead Bus station immediately opposite Conway Street. Birkenhead Town Centre is thereafter and public transport can be accessed via Birkenhead Bus Station (20m) or Conway Park railway station (300m). From here there are regular train services to Liverpool City Centre, New Brighton and West Kirby.



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SITUATION





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SITE EXTERIOR

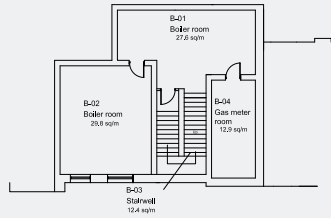




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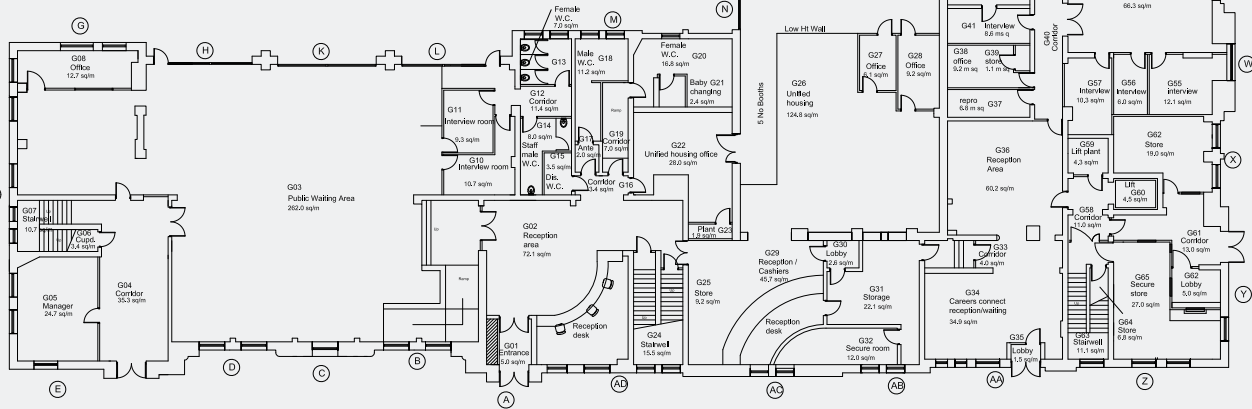
SITE EXTERIOR





Existing Ground Floor Layout Plan

GROSS INTERNAL AREA - 87.2 SQ/M
Existing Basement Floor Layout Plan

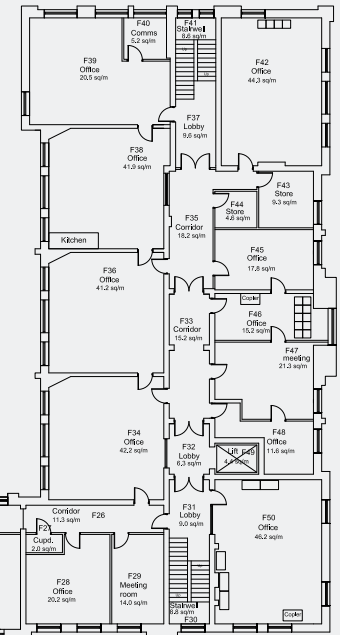


GROSS INTERNAL AREA - 1386 SQ/M

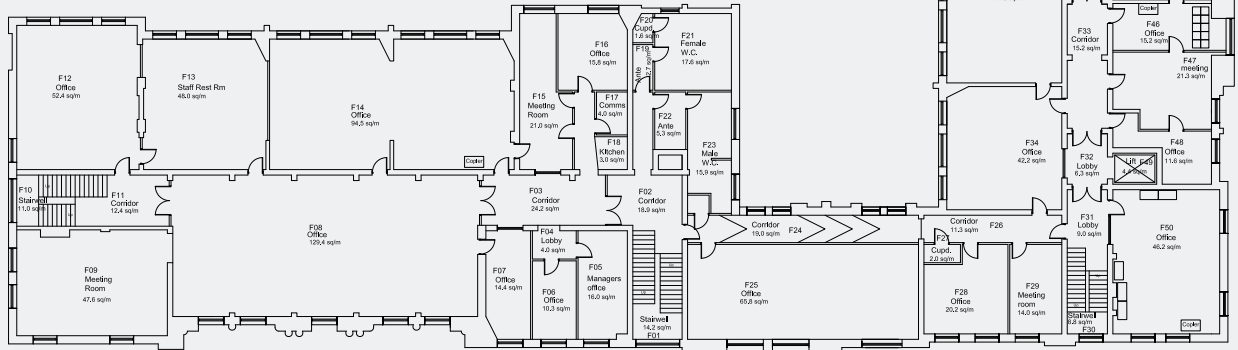


Existing First Floor Layout Plan

GF and 1st Floor provide an indicative layout. The full floor plans can be downloaded from the dataroom.



GROSS INTERNAL AREA - 1211 SQ/M



PLANNING

The site is accessed off Conway Street to the south, Dacre Street to the north and is located within the Wirral Local Plan as being within the Central Birkenhead Regeneration Area and the Birkenhead Commercial Mixed-Use Quarter.

A review of Wirral Borough Council's planning records reveals no relevant planning applications for the subject site. However, the site sits directly adjacent to a large hybrid planning application (APP/20/01138) that was approved in June 2021 and comprises the construction of the first phase of the now completed Mallory and Irvine office development and outline permission for a mix of uses including up to 650 homes.

As part of APP/20/01138 the site benefits from highway and public realm improvements running along Conway Street, directly fronting Conway Centre, which will improve the streetscape and connectivity to Birkenhead Town Centre.

The site is Grade II Listed. The site is not situated within a conservation area however there is a public consultation ongoing at present for the proposed extension of the Hamilton Square Conservation Area which includes the inclusion of Conway Centre.



<https://vimeo.com/983109316>

CGI video of Conway Street and Europa Boulevard Active Travel Scheme.

FILE SHARE

A dataroom is available by request from the sole agent.

CONWAY CENTRE

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Public realm improvements running the length of Conway Street.



CGI-Schematics of what Conway Street will look like once the roadworks are complete.

/// [palace.above.take](https://www.palace.above.take)



SALES PROCESS & BASIS OF OFFER

■ The site is for sale via informal tender on an unconditional basis. 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 **Oliver Williams** (owilliams@lsh.co.uk), **George Cohen** (gcohen@lsh.co.uk) and cc **James Strong** (jstrong@lsh.co.uk) and **Adam Robson** (arobson@lsh.co.uk) at **Lambert Smith Hampton** with subject reference: “**Conway Centre – Bid**”. 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.

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. A viewing day will be announced separately.

TENURE

The site is held freehold under title **MS583693** and is available with vacant possession. Title information is contained within the dataroom for consideration.

VAT

The client advises that VAT will not be applicable on this sale.

EPC

The property has an EPC rating of D97.

ANTI – MONEY LAUNDERING

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

SUBJECT TO CONTRACT



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/// palace.above.take

CONTACTS

Oliver Williams

Regional Land Manager

E: owilliams@lsh.co.uk

M: 07858 366423

George Cohen

Senior Surveyor

E: gcohen@lsh.co.uk

M: 07711 392811

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

Office: +44(0) 161 228 6411

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Hampton**

lsh.co.uk



DISCLAIMER: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters. **April 2025.**

ON BEHALF OF:

 **WIRRAL**