

OFFICE BUILDING - COMMERCIAL OR RESIDENTIAL RE-DEVELOPMENT OPPORTUNITY

FOR SALE



Royal Standard House, 330-334 New Chester Road, Rock Ferry,
Wirral, CH42 1LE

Eddisons

330-334 New Chester Road

Rock Ferry, Wirral CH42 1LE



Agreement

For Sale



Detail

Office/Development Site



Price

On Application



Size

1,868.4 sq m (20,107 sq ft)
Site area of 0.238 ha
(0.589ac)



Location

Rock Ferry, CH42 1LE



Property ID

791.RGD

For Viewing & All Other Enquiries Please Contact:



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Property

The subject property comprises an L-shaped building of steel framed construction with external walls finished in both brick and metal cladding and benefitting from a double pitched profile metal clad roof. The property is predominately fitted out as offices on part ground and upper floor with the remainder of the ground floor subdivided into 4 self-contained workshop units.

The ground and first floor offices are mixture of cellular and open plan accommodation fitted out as follows:

- Suspended acoustic ceiling incorporating recessed lighting
- Painted plaster walls and solid floors
- Double glazed windows and the property is heated via wall mounted radiators from gas boilers in a central plant room
- A number of offices also benefit from air conditioning.

The 4 ground floor workshops benefit from their own roller shutter door/double glazed PVC door and have been fitted out partially for office and also workshop purposes.

Externally, the site offers a dedicated car park incorporating approximately 40 delineated car parking spaces. Access to the car park is via St Paul's Road with the site benefitting from electric sliding gates.

Accommodation

We have calculated the Gross Internal Area as follows:

Area	m ²	ft ²
Ground Floor Offices	515.7	5,551
First Floor Offices	966.0	10,398
Total Offices	14,81.7	15,948
Ground Floor Workshops 1, 2, 3 & 4	386.4	4,159

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Site Area

We have measured the site area on Edozo Maps and we understand it to be 0.238 hectares (0.589 acres).

Planning

The property is located in an area allocated within the Wirral Council Local Plan as an area for primarily industrial purposes but lies close to primarily residential areas. Interested parties should make their own enquiries with Wirral Borough Council.

Energy Performance Certificate

An EPC is available and the property has a rating in Band C.

Rating

The offices are entered in the 2023 Rating List as follows:

Description: Offices & Premises

Rateable Value: £131,000

Please note the Draft 2026 Rating Entry is RV £139,000.

The workshops are entered in the 2023 Rating List as follows:

Workshop 1 - Description: Workshop & Premises

Rateable Value: £5,800

Workshop 2 - Description: Workshop & Premises

Rateable Value: £6,200

Workshop 3/4 - Description: Workshop & Premises

Rateable Value: £10,750

Please note the draft 2026 Rating Assessments for the properties are RV £7,000, RV £7,500 and RV £13,750 respectively.

Tenure

The property is held Freehold Title No: MS50729, a copy of which is available upon request.

Price

Our client's freehold interest is placed to the market with the guide price and further information available upon request.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

We understand that VAT will not be applicable to the transaction.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



