



Former Maghull Police Station, Westway, Maghull
Liverpool L31 0AA

Former Maghull Police Station

Westway, Maghull, Liverpool L310AA



Freehold

For Sale



Detail

Residential/Commercial
Development



Price

On Application



Size

1,453 sq m (15,639 sq ft) on
site of 0.69 ha (1.7 ac)



Location

Maghull, L310AA



Property ID

RGD

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a two storey office block and in addition a separate detached single storey garage/workshop building. The two storey office/former police station was constructed in the 1970's and comprises a two storey building with brick elevations, tiled roof and UPVC windows. There is a small single storey extension under a mono pitched roof. The building provides a mixture of offices and meeting rooms including toilets on both floors to the following specification.

- Painted plaster ceilings and walls.
- Carpeted floors.
- Acoustic tiled ceilings incorporating recessed strip lighting.
- Heating via wall mounted radiators from a central gas fired boiler.

The garage warehouse is sub-divided into two linked workshops and incorporates internal partitioned offices.

The warehouse is built as follows:

- Steel roof and concrete floors.
- Painted brick walls to an eaves height of approx. 3.7 metres.
- Lit via box lamps and fluorescent lighting.
- Loading is via a metal concertina door and an electric roller shutter door.

Externally, the site benefits from a large tarmac surfaced yard/car park and landscaped areas.

Accommodation

From areas provided to us we understand that the gross internal area (GIA) of the property is as follows:

Area	m ²	ft ²
Office - Ground Floor	413.01	4,445
Office - First Floor	350.6	3,774
Garage/Workshop	689.32	7,420
Total	1,452.93	15,639
Site Area 0.69 hectares (1.70 acres)		

Rating

The property is entered in the 2023 Rating List as follows:

Description: Police Station & Premises

Rateable Value RV £42,000

Planning

The Sefton Council Local Plan, adopted April 2017 shows the property allocated in Maghull Town Centre within a district centre. The site is adjacent to the primary shopping area to the west and north with the adjoining neighbouring residential flats zoned as the primarily residential area. The town centre is also shown allocated as a regeneration area.

The property is not located in a Conservation Area and is not a listed building.

Energy Performance Certificate

Energy Performance Certificates have been commissioned and the properties have ratings in Band E and Band B.

Tenure/Terms

The property is held freehold under Title No: MS552567.

Our client is seeking offers on either a conditional (subject to planning) or unconditional basis with further information to include guide price available upon request.

Anti-Embarrassment Clause

The purchaser will be required to commit to an anti-embarrassment clause, details of which are available upon request.

Additional Information

The following additional information is available upon request:

- Floor plans in CAD and PDF.
- Land Registry document and associated plan.
- Asbestos report and EPC's.

VAT

We understand that VAT will not be applicable to purchase price.

Legal Costs

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

Location

The site is located in Maghull Town Centre opposite Central Square, the main retail precinct serving the area. It has a prominent frontage to Westway and the rear abutts Northway (A59). The A59 leads north to Liverpool and South to Switch Island the intersection of the M57 and M58 motorways.

A Morrisons supermarket adjoins the south west boundary and a residential development to the north west boundary.





