

Former Riverhill Hotel and Restaurant

| 19 Talbot Rd | Prenton |

FOR SALE

CONVERSION/REDEVELOPMENT OPPORTUNITY

On the instructions of David Shambrook and Glen Carter of RSM UK Restructuring Advisory LLP, Joint Administrators of Riverhills Development Limited

**Lambert
Smith
Hampton**

| Birkenhead | CH43 2HJ |



Summary

- ✓ Vacant Former 14 bedroom hotel with extant planning permission for a conversion to form an 11 bedroom residential care facility (C2).
- ✓ Freehold site of approximately 0.279 hectares (0.69 acres).
- ✓ Existing Buildings extending to an approximate Gross Internal Floor Area ("GIA") of 549 sqm (5,908 sqft).
- ✓ Suitable for a continuation of the most recent use or a variety of alternative uses, subject to planning approval.



Front Elevation



Rear Elevation



Driveway



Out Building

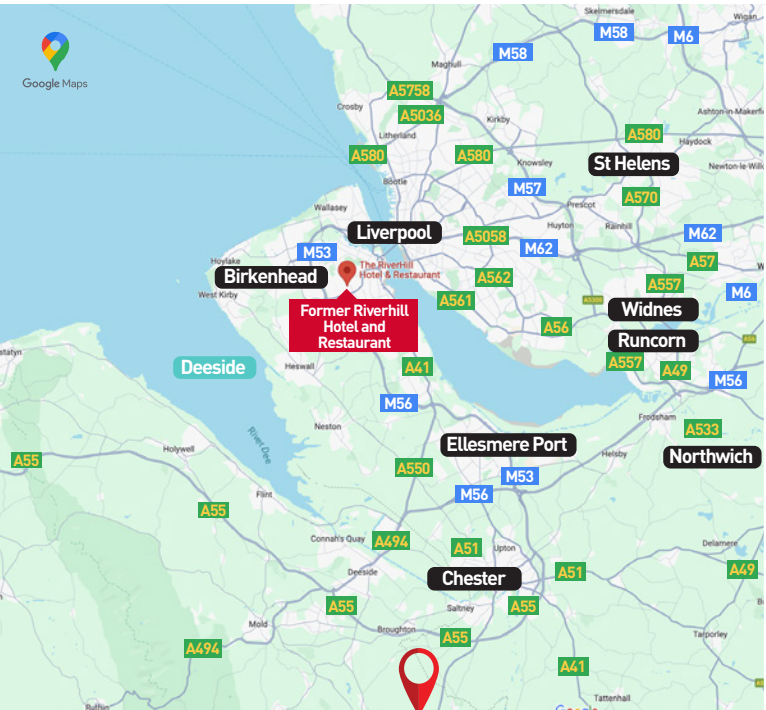
Liverpool

Lambert
Smith
Hampton

Birkenhead

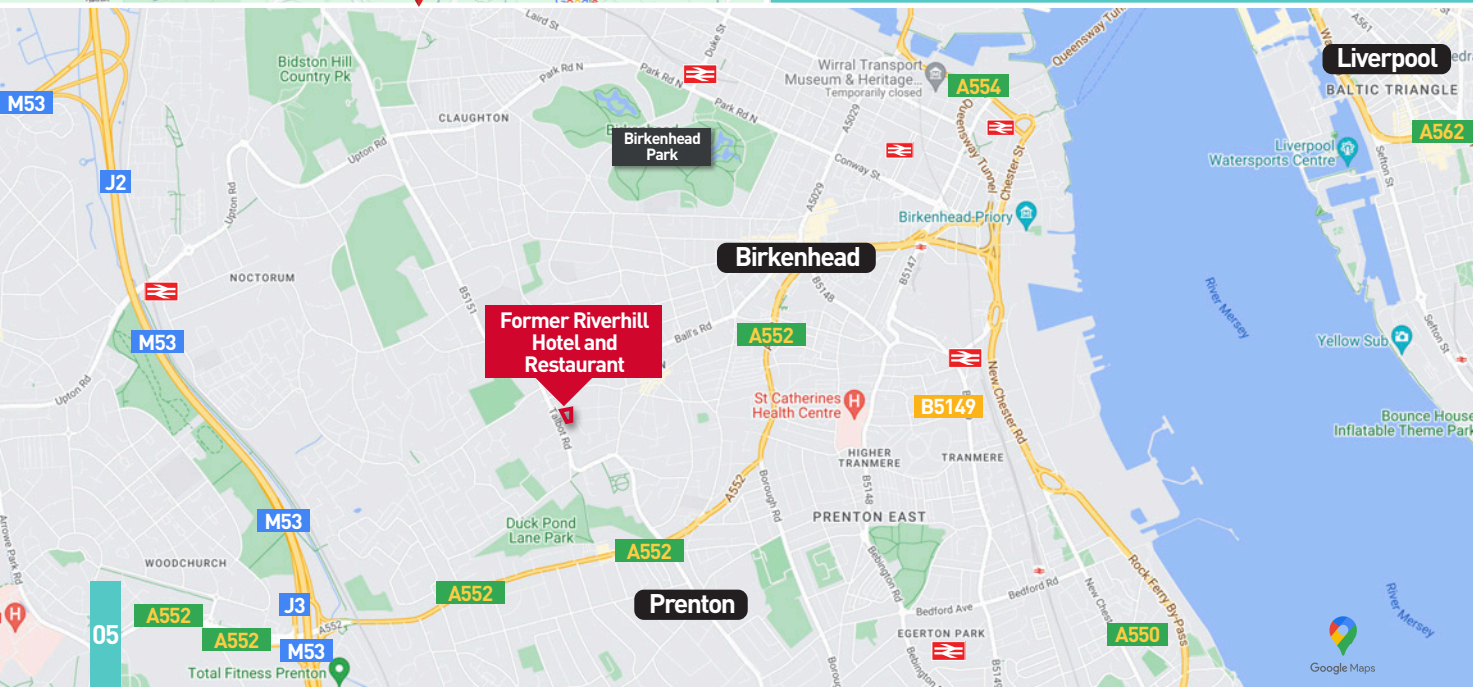
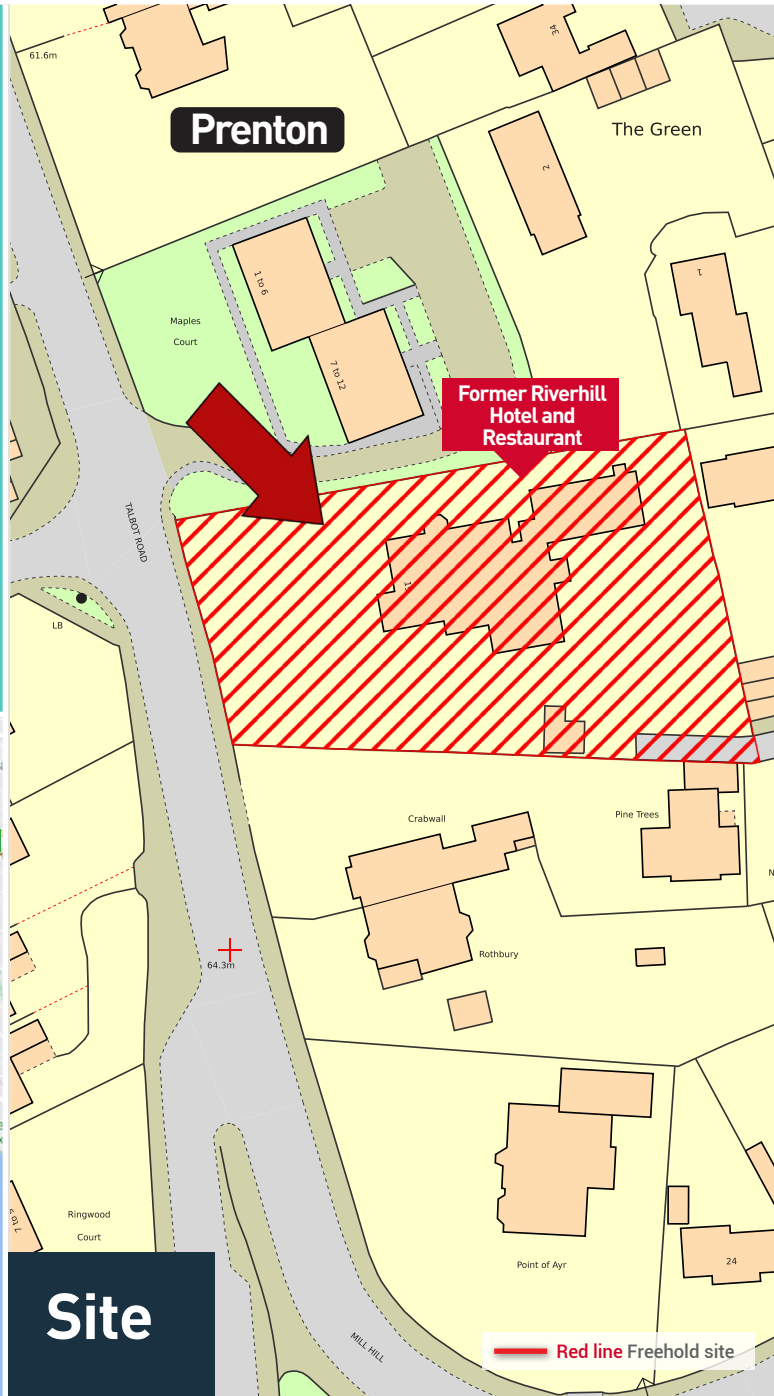
Location





Location

- ✓ The site is located in the predominantly residential suburb of Prenton, approximately 1.4 miles south of Birkenhead Town centre.
- ✓ The surrounding area is predominantly residential being mainly large, detached Victorian houses, some of which have been converted into apartments.
- ✓ The property benefits from good road connections with the A552 to the south of the property and the M53 (1.2 miles west) providing access to the national motorway network.



Site

Red line Freehold site

Description

- ✓ Riverhill is a former 14 bedroom hotel and restaurant, originally a large domestic residence built in the late 1800's in the Arts and Crafts style.
- ✓ The property has been vacant for circa 18 months and has been entirely stripped back in preparation for redevelopment.
- ✓ The site benefits from car parking facilities for visitors and staff, as well as landscaped gardens and rear courtyard/patio.
- ✓ The main property is set back from the main Talbot Road frontage and is surrounded by mature trees and shrubs, which provide a high degree of privacy and seclusion across the grounds.





Single Storey Extension



Aerial View



Side Elevation



Front Aspect



David Shambrook, Joint Administrator who act as agent of Riverhills Development Ltd without personal liability

Town & Country Planning

Local Planning Policy is governed by **Wirral Council**.

The property is identified as being situated within a primarily residential area by both the existing Unitary Development Plan and the emerging Local Plan.

The property is not Listed and is not within a named Conservation Area.

The most recent application decided in relation to this property is **APP/22/01057 (15/12/2022)** which has a Conditional Approval for a change of use of vacant hotel **(Use Class C1) to an 11 resident care facility (Use Class C2)** to include partial demolition, extension, and alteration with associated landscaping.

Accommodation

The approximate gross internal areas are as follows:-

Floor	Accommodation Type	Size sq. m	Size sq. ft
Ground Floor	Former Hotel	346	3,723
First Floor	Former Hotel	134	1,442
Second Floor	Former Hotel	69	743
GIA Total		549	5,908

NB – These areas are provided for information only and should not be relied upon. The accommodation areas provided relate to the former hotel accommodation, the majority of which has now been removed. All interested parties should verify this information by their own measured survey.

Business Rates

The property is listed for Business Rates purposes as Hotel and Premises with a most recent Rateable value (1 April 2023) of **£15,750**.

Services

We understand mains services of gas, water, electricity, and drainage, were all previously connected to the property. All services have been disconnected since property became vacant.

EPC

Available on request.

VAT and Legal Costs

Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable by a purchaser in addition to the sale price.

Each party is to be responsible for its own legal costs incurred in any transaction.

Asking Price

Offers are invited for the **freehold interest** in the property.

Viewing and Further Information

Viewings are to be undertaken strictly by appointment through LSH

Nige Nattress

M: +44 (0)7548 093188

E: nnattress@lsh.co.uk

Will Woodside

M: +44 (0)771 4685573

E: wwoodside@lsh.co.uk

Lambert
Smith
Hampton

www.lsh.co.uk

Lambert Smith Hampton

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

Office: +44(0)161 228 6411



Important Notice

LSH, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and LSH have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. This property is being marketed for sale on behalf of the Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.