

0151 268 5280

eddisons.com

FOR SALE – DEVELOPMENT/
RE-DEVELOPMENT OPPORTUNITY

Eddisons



AINTREE FIRE STATION, 226 – 228 LONGMOOR LANE,

FAZAKERLEY, LIVERPOOL L9 0EN

Price: On Application

Size: 573.7 sq m (6,176 sq ft)

- Suitable for re-development for commercial/residential purposes
- Freehold
- Site area 0.14 ha (0.36 acres)

LOCATION

The subject property fronts Longmoor Lane (A506) close to its inter-section with Bradville Road.

Longmoor Lane leads east to Junction 6 of the M57 motorway and west to Rice Lane (A59) which leads south into Liverpool City Centre approximately 5 miles to the south. The predominate land use on Longmoor Lane is a mixture of tertiary and local retail units and terraced housing with the surrounding side streets offering a mixture of terrace and semi-detached residential premises.

DESCRIPTION

The property comprises a detached two storey, with basement inter-war fire station built in 1926 of traditional brick construction and benefitting from a rear yard.

Internally, the property is sub-divided offering ancillary offices, dining room, kitchen and appliance bay at ground floor level with recreation room, study and restrooms and toilets/showers at first floor level. A small basement incorporates the gas fired boiler.

A detached single storey building to the rear comprises the six storey tower and ancillary kit and store room.

Internally it is fitted out to a basic specification offering predominately painted plaster walls and ceilings, solid or linoleum finish floors and is lit via fluorescent strip lighting and benefits from double glazed windows. The property is heated via wall mounted radiators from a gas fired boiler situated in the basement.

The property fronts directly onto Longmoor Lane and to the rear the property has a secure concrete surfaced yard.

ACCOMMODATION

We have measured the property on its Gross Internal Area as follows:

UNIT	M ²	SQ FT
Ground Floor	286.30	3,082
First Floor	226.29	2,436
Basement	23.50	253
Kitchen	37.61	405
TOTAL	573.69	6,176

We have calculated the site area to be 0.14 hectares (0.36 acres).

BUSINESS RATES

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

Description: Fire Station & Premises - RV £43,000

TENURE

The property is held freehold under Title No: MS485790, a copy of which is available upon request.

TERMS

Our clients are seeking offers on either a conditional (subject to planning) or an unconditional basis with further information to include guide price, floor plans and asbestos report available upon request.

Please note that our client will be offering a vacant possession date/completion date for the sale of approximately 1 June 2024 – to be agreed with the successful party.

EPC

The property has an Energy Performance Certificate asset rating in Band C a copy of which is available upon request.

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal and surveyors costs.

ADDITIONAL INFORMATION

- Land registry document for Title No: MS485790
- Asbestos report
- Floor plans
- Electrical safety certificate
- De-commissioning certificates with regard to underground oil tanks
- Rate bill for 2023/2024
- EPC

VIEWING

Strictly via the agents

Eddisons

Robert Diggle

0151 268 5280

robert.diggle@eddisons.com

September 2023

For more information, visit [eddisons.com](https://www.eddisons.com)
T:0151 268 5280

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

PHOTOGRAPHS



For more information, visit [eddisons.com](https://www.eddisons.com)
T:0151 268 5280

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

PHOTOGRAPHS



For more information, visit eddisons.com
T:0151 268 5280

Eddisons

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

SITE PLAN



For more information, visit eddisons.com
T:0151 268 5280



Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.