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FOR SALE – RESIDENTIAL/COMMERCIAL DEVELOPMENT  
OPPORTUNITY

Eddisons



**FORMER CROXTETH FIRE STATION & TRAINING FACILITY**  
**STORRINGTON AVENUE, CROXTETH, LIVERPOOL L11 9AP**

**Price: On Application**

**Size: 4,252 sq m (45,769 sq ft)**

- Suitable for re-development for commercial/residential purposes subject to planning and lease variation
- Freehold / Long Leasehold
- Site area 2.64 ha (6.526 acres)



## LOCATION

The subject property fronts Storrington Avenue and Lower House Lane in Croxteth approximately 5.5 miles north east of Liverpool City Centre.

Lower House Lane links to the East Lancs Road (A580) which in turn leads west into Liverpool City Centre and east to the M6 and the North West motorway network.

## DESCRIPTION

The subject site comprises both the training centre for Merseyside Fire & Rescue, and Croxteth Fire Station, together with associated garages and buildings used for storage and training purposes.

Training Centre – a two storey building offering offices, training rooms, dining room, kitchen and command centre on ground floor with further training and conference rooms, lecture theatre and ancillary accommodation on first floor.

Fire Station – a two storey L-shaped property offering appliance bay, office accommodation and workshops/garages.

Garage Facilities – offering multiple appliance bays.

Other buildings on site include specific fire training buildings to include a smoke house, hot fire training area and fire behaviour units.

## ACCOMMODATION

We have been provided with the floor areas for the main buildings on site and their gross internal areas are as follows:

UNIT	M <sup>2</sup>	SQ FT
<b>Training Centre</b>		
Ground & First Floors	<b>1,647.75</b>	<b>17,736</b>
<b>Fire Station</b>		
Ground & First Floors	<b>1,322.07</b>	<b>14,230</b>
<b>2 x Garages</b>	<b>1,281.25</b>	<b>13,791</b>
<b>Total</b>	<b>4,252.07</b>	<b>45,769.27</b>

Site area 2.64 hectares (6.53 acres).

## TENURE

The property is held under the following titles:

- MS485927 – Freehold
- MS400713 – Long Leasehold – 999 year lease from 27 March 1998

## TENANCIES

North West Ambulance Service (NWAS) occupy the fire station and ancillary accommodation on a licence up to and including 30 June 2025. A rent of £1.00 is paid up to and including 31 March 2025 and thereafter from and including 1 April 2025 the rent is £8,000 per month (exc. VAT).

In addition, the licence provides that NWAS can provide not less than 2 weeks notice to terminate the licence any time after 1 November 2024.

EE (formerly T Mobile) have a lease agreement for apparatus on the fire station tower dated 25 July 2005 for a term of 20 years. This was amended in a Deed of Variation dated 12 July 2010 to amend the fee which is currently £11,000 per annum with effect from 25 July 2023.

## TERMS

Our client is seeking offers on either a conditional (subject to planning) or unconditional basis with further information to include guide price, head lease, floor plans, asbestos report and tenancy information available upon request.

## EPC

The property has Energy Performance Certificate ratings as follows: Fire Station – Band C. Training Centre – Band B. Harts Garage – Band B

## VAT

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

## LEGAL COSTS

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

## ADDITIONAL INFORMATION

The following additional information will be provided:

- Title documentation to include Head Lease
- Asbestos report
- Energy Performance Certificates
- Site plan showing location of buildings and floor plans
- NWAS & EE Licence Agreements and Amendments

## VIEWING

Eddisons  
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0151 268 5280  
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For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

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## PHOTOGRAPHS



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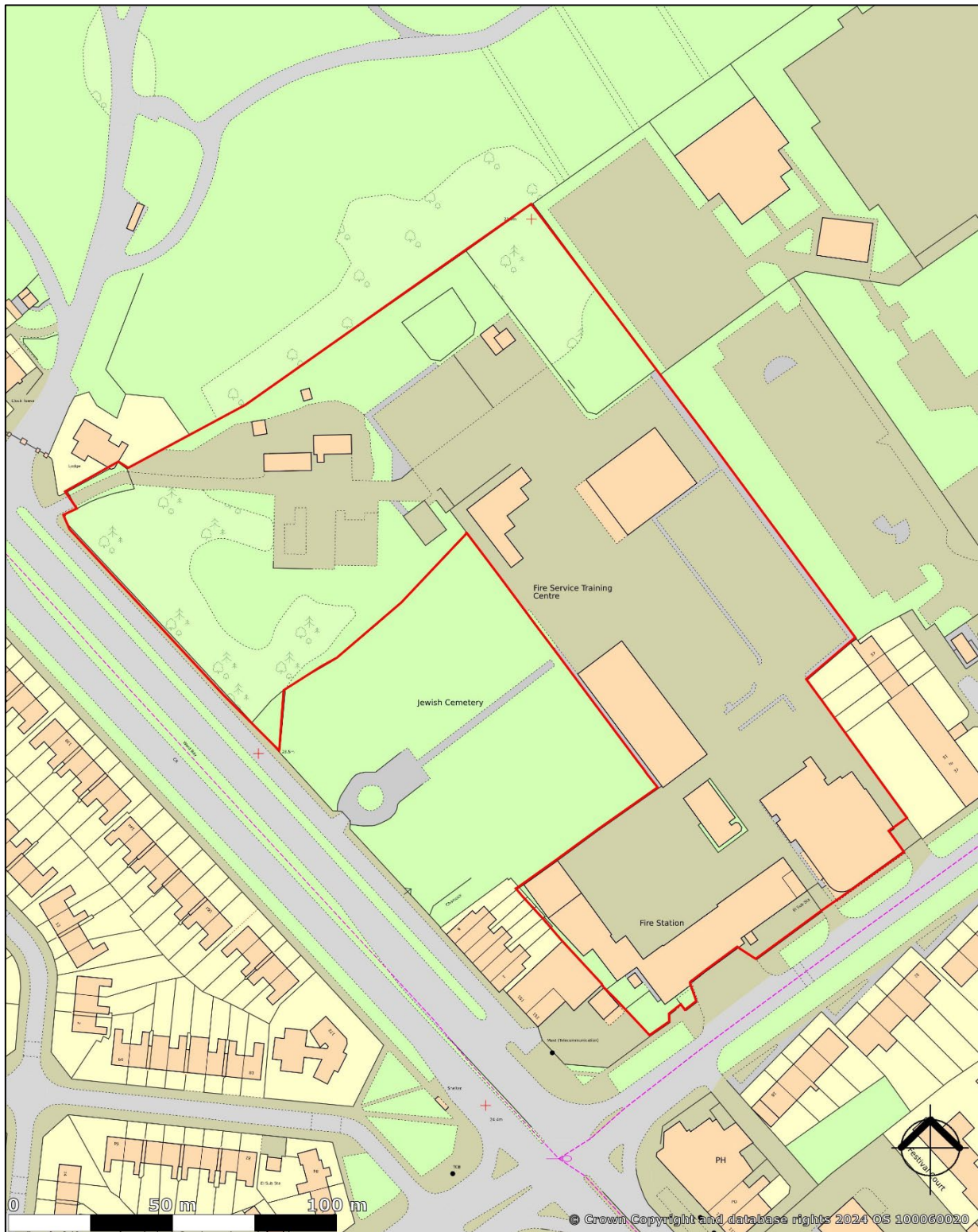
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## SITE PLAN



**For Identification Purposes Only**

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