

# FOR SALE DEVELOPMENT AND RE-DEVELOPMENT OPPORTUNITY

Eddisons



## FORMER AINSDALE POLICE STATION, 2-4 SEGARS LANE, AINSDALE, SOUTHPORT PR8 3HT

**AVAILABLE SPACE**  
283.5 sq m (3,051 sq ft) GIA

- Freehold.
- Prominent location fronting roundabout on A565.
- Site area 0.065 ha (0.162 acres).
- Suitable for conversion or development to include residential, office, children's day care nursery etc, subject to necessary consents.

## LOCATION

The subject property occupies a prominent corner position on a roundabout fronting the A565 on its junction with Station Road and Mill Road in Ainsdale.

The predominant land use within the vicinity of the property is residential and in addition a combination of local retail. A Shell petrol station is on the opposite corner of the roundabout.

The subject property is approximately 5 miles south of Southport and 15 miles north of Liverpool City Centre.

## DESCRIPTION

The property comprises of ground and first floors with ancillary garages and was built in approximately 1951. It is of traditional brick construction with a multi pitched tile clad roof and benefitting from double glazed windows throughout.

Internally, the property is divided offering a mixture of offices, stores, toilets and kitchen facilities with predominately painted plaster walls, suspended acoustic tiled ceilings, painted plaster walls and solid floors with a carpet finish.

It is lit via fluorescent strip lighting and heated via hot water radiators from a gas fired boiler situated in a separate basement room to the rear of the property.

Externally, the property benefits from two external garages and a small access road/parking area providing access to the garages.

## ACCOMMODATION

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

UNIT	M <sup>2</sup>	SQ FT
Ground Floor	116.3	1,251.8
First Floor	128.2	1,380.0
<b>Total</b>	<b>244.5</b>	<b>2,631.8</b>
Basement Boiler Room	6.3	67.8
2 External Garages	32.7	352.0
<b>GRAND TOTAL</b>	<b>283.5</b>	<b>3,051.6</b>

## PLANNING

Interested parties should make their own further investigations with Sefton Council.

## RATING

The property is entered in the 2017 Rating List as follows:

Description: Police Station & Premises  
Rateable Value: RV £10,750

## TERMS

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

## TENURE

Freehold under Title No: MS550961 a copy of which is available upon request. Please note Item 1 on the Charges Register which shows a restriction to "build no more than 2 dwellings with suitable offices and outbuildings". Interested parties should seek their own professional advice in this regard.

## ANTI-EMBARRASSMENT CLAUSE

The purchaser will be required to commit to an Anti-Embarrassment Clause, details of which are available upon request.

## PRICE

On application.

## EPC

An EPC has been commissioned and the property has an Asset Rating in Band D, a copy of which is available upon request.

## VAT & LEGAL COSTS

We understand that the transaction will not be subject to VAT. Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 0151 268 5280  
Email / robert.diggles@eddisons.com

JULY 2024  
SUBJECT TO CONTRACT

For more information, visit [eddisons.com](http://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.

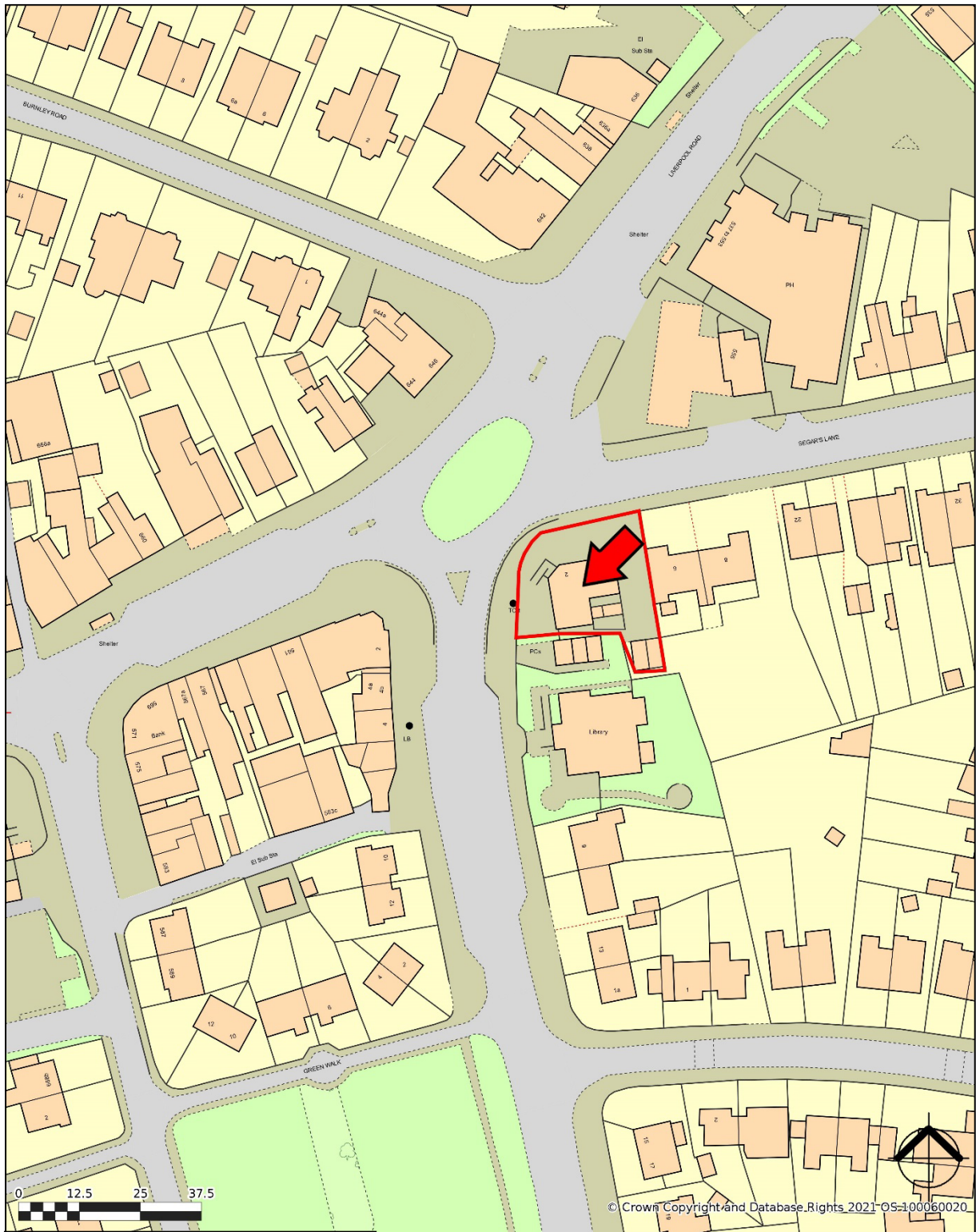


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