



## Rockmount

13 LIVERPOOL ROAD, CHESTER

**LegatOwen**  
RESIDENTIAL



# Rockmount

13 LIVERPOOL ROAD, CHESTER



An attractive Victorian detached property located in a prominent and elevated position intervening Liverpool Road and Parkgate Road within walking distance to Chester city centre.  
2917 sq ft (271 sqm)



## FEATURES

- Suitable for a variety of uses
- Extensive parking for circa 10 vehicles
- Large rear garden
- Self-contained studio apartment
- Impressive views
- Freehold
- EPC rating C



## DESCRIPTION

POTENTIAL DEVELOPMENT OPPORTUNITY AND SUITABLE FOR A VARIETY OF USES (SUBJECT TO ANY NECESSARY PLANNING CONSENT.)

Rockmount has previously been utilised as offices and includes a self contained flat. The property provides an exceptional opportunity for various ventures. To the front of the property there is a large gravelled driveway with ample off road parking and to the rear of the property there is a large walled garden.

The ground and first floor comprise 8 offices, 2 W.C's and a kitchen. There is a substantial split basement that is utilised as a self contained apartment and has a separate access to the main building. On the second floor there is a rotunda with windows providing panoramic views across Chester and North Wales.

## SITUATION

Rockmount occupies a prime position between Liverpool Road and Parkgate Road. Access to the property is off Liverpool Road. Situated within easy reach of local amenities, transport links and recreational facilities, this property offers convenience for both business and leisure. The main University campus and The Countess of Chester Hospital are close by. Commuting is available via the A55 towards the M53 and M56 motorway network. Chester bus terminal and Chester station are within walking distance.

Chester city centre - 0.5 Miles  
Wrexham - 12 miles  
Liverpool - 27 miles  
Manchester - 45 miles









## TENURE

Freehold

## BUSINESS RATES

The property has a current rateable value of £18,500

## METHOD OF SALE

Private Treaty

## SERVICES

All mains services

## VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408208 or emailing residential@legatowen.co.uk



Score	Operational rating	This building	Typical
0-25	A		
26-50	B		
51-75	C	65 C	
76-100	D		
101-125	E		100
126-150	F		
150+	G		



# FLOORPLAN

Approx Gross Internal Area - 271 sq m / 2917 sq ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## LEGAT OWEN

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