



Constables
SALES & LETTINGS

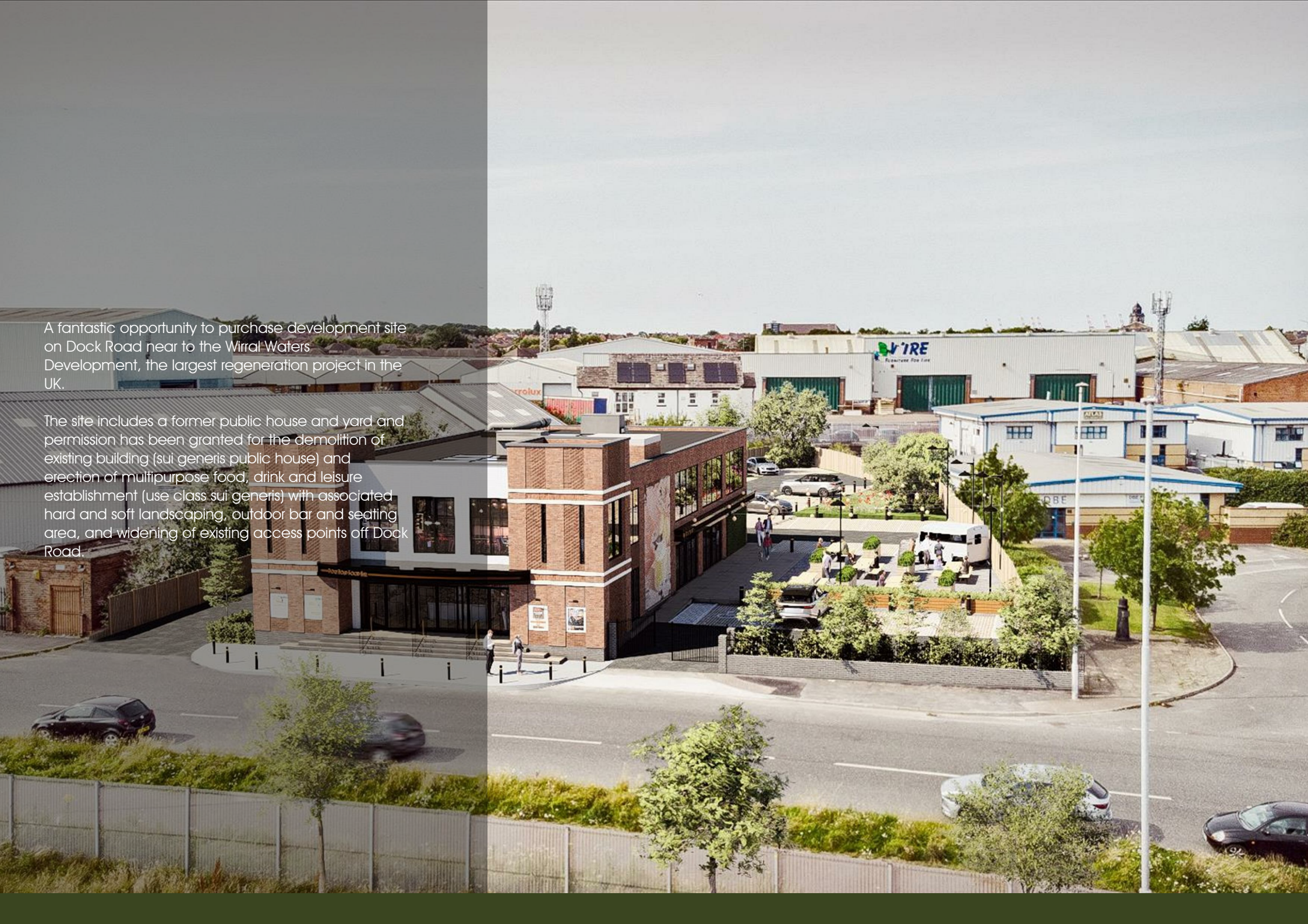
Dock Road

Wallasey, Birkenhead

£750,000

A fantastic opportunity to purchase development site on Dock Road near to the Wirral Waters Development, the largest regeneration project in the UK.

The site includes a former public house and yard and permission has been granted for the demolition of existing building (sui generis public house) and erection of multipurpose food, drink and leisure establishment (use class sui generis) with associated hard and soft landscaping, outdoor bar and seating area, and widening of existing access points off Dock Road.





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SALES & LETTINGS

- Development Site In Prime Location
- Permission Granted for multi-purpose food, drink and leisure establishment
- Planning Application Number: APP/23/00141
- Former Public House and Large Yard
- Main Road Location
- Approximately 0.56 acre site
- Good Accessibility
- Wirral Waters Location
- Freehold

Planning

Planning permission has been granted for the Demolition of existing building (sui generis public house) and erection of multipurpose food, drink and leisure establishment (use class sui generis) with associated hard and soft landscaping, outdoor bar and seating area, and widening of existing access points off Dock Road.

Application number: APP/23/00141

Please contact the agent for copy of notice of planning consent.

Location

The property is located on Dock Road (A5139) adjacent to East Float and just off the four bridges roundabout which links

Wallasey to Birkenhead. Near to the site is the Wirral Waters development which is the largest regeneration project in the UK and includes residential, leisure and business space.

Tenure

Understood to be freehold

Approximate Site Area

Building Footprint: 332 sq m (3575 sq ft)
Total Site Area: 2277 sq m (0.56 acres)

Legal Costs

Each party is responsible for their own legal costs.


VAT

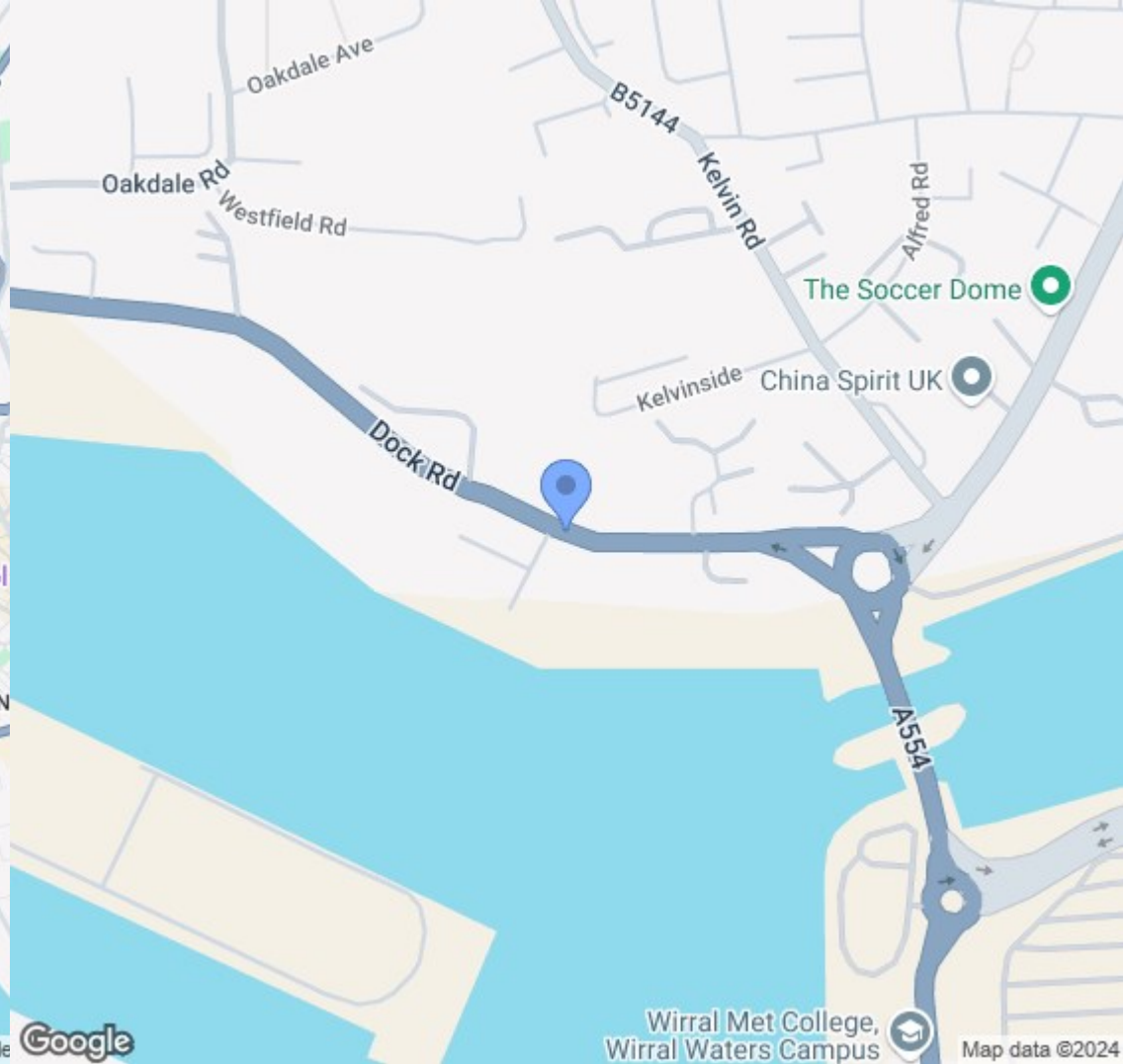
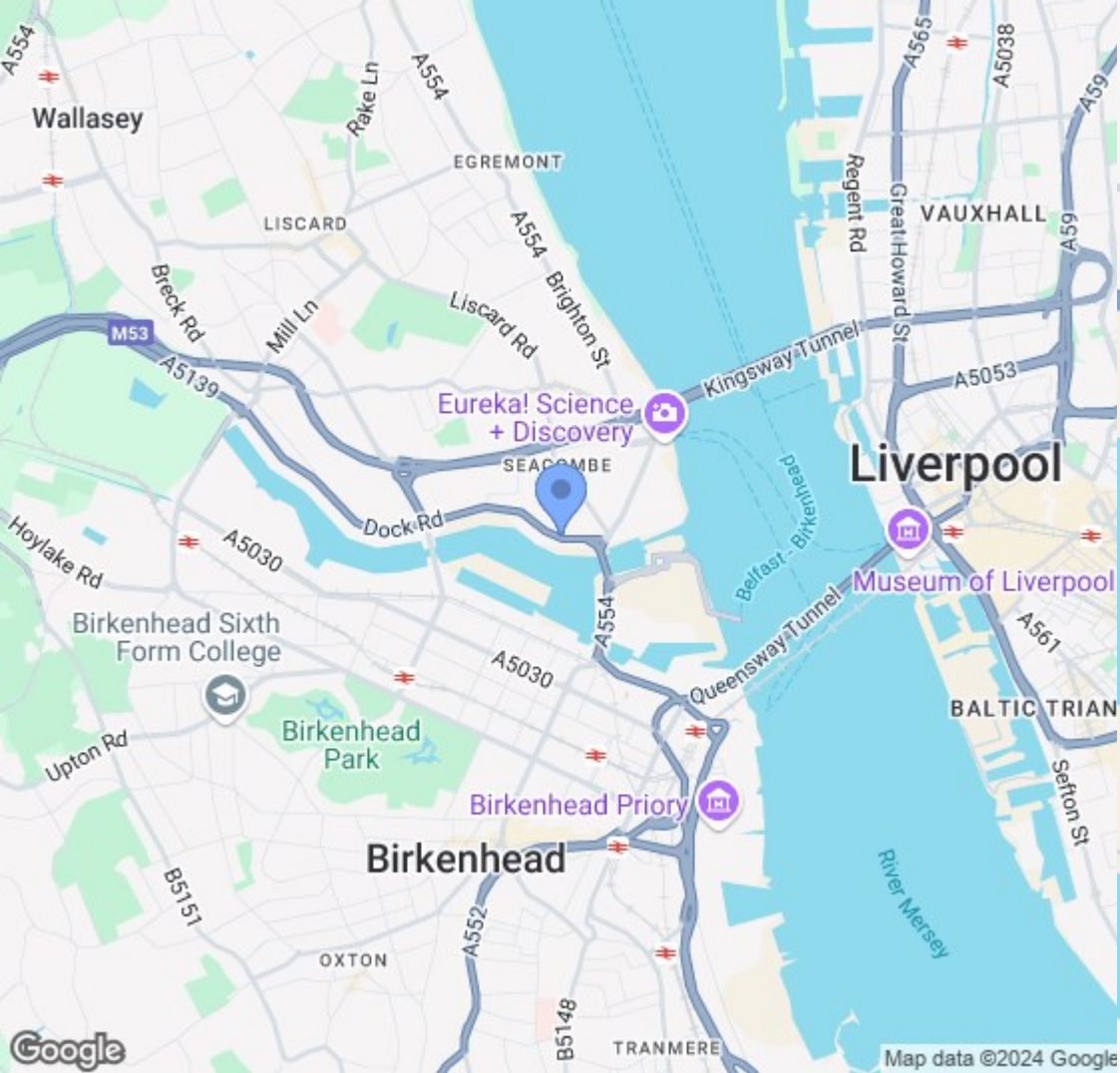
VAT may be payable on the price,





EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Location Map

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S A L E S & L E T T I N G S

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