

For Sale



2-8 Liscard Village

Including 290 Liscard Way, Wallasey CH45 4JS

Substantial prime town centre commercial premises

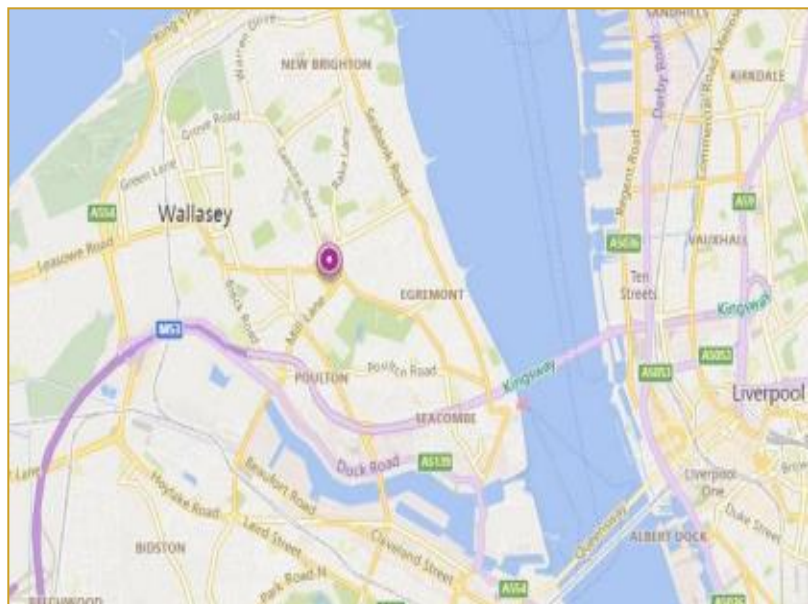
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REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

w: parkinsonre.com

Key Highlights

- **Former banking hall with accommodation arranged over ground, 1st, 2nd and basement floors**
- **Prominent location in Liscard Village within the heart of Wallasey town centre**
- **Nearby commercial occupiers include Post Office, Tesco Express, Primark, Dominos and Subway**



Location

Liscard is an area within the larger town of Wallasey in Merseyside. Liscard is located in the metropolitan borough of the Wirral and is approximately 5 miles to the west of Liverpool and 2 miles drive from the nearest junction to the M53 motorway offering connectivity to the regions motorway network and also similar distance from the junction to the A59 and Kingsway Tunnell providing connectivity with Liverpool City.

The property is prominently located to the corner of Liscard Village Road and Liscard Way. Liscard Village Road benefits high volumes of thoroughfare traffic whilst Liscard Way is pedestrianised and provides for the prime retail centre within Liscard. Liscard is popular with both national and niche local occupiers with the most notable national occupiers including Post Office, Tesco Express, Age UK, Dominos, Subway, Primark and the like whilst niche operators include food and beverage offerings along with retail.



Description

The property is of traditional construction, pavement fronting and with high density site coverage and has been utilised in its most recent configuration as a banking hall and accommodation.

The extent of the property is provided over ground, 1st and 2nd floors plus basement with the accommodation being a mixture of large open plan areas that have been utilised for retail banking purposes and some open plan office and call handling areas along with compartmentalised smaller areas utilised for a host of supporting purposes including offices, staff welfare, safe rooms, meeting rooms and plant rooms. The property benefits a number of entrance ways to its frontages and also rear access/egress out onto a pedestrianised walkway.

Internally, there are a number of stairwells servicing the upper floors and a single stairwell serves the basement. A lift is also present servicing ground and 1st floor.





Accommodation

	SQM	SQFT
Ground Floor	352.00	3,789`
First Floor	357.60	3,849
Second Floor	41.90	451
Basement	13.01	140
TOTAL	764.50	8,229



Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Please note neither service connections nor any appliances will or have been tested.



Price

On application



Business Rates & Council Tax

	Rateable Value	Estimated Rates Payable
Bank & Premises	£51,000	£25,449 p.a.



Title

We understand the property is held freehold under title number MS323866.



Planning

The property benefits from planning consent for use as offices under Use Class E of the Use Classes Order 1987 (as amended). Interested parties are advised to make their own enquiries with the Local Authority to ensure that the premises benefit suitable consents for their proposed occupation.



EPC

The property has an Energy Performance Rating of E-104.



Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the issue of any legal documentation.



VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this matter.



Further Information

Further information can be obtained from the **PRESTON** office and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

Subject to contract.

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identity of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.

Ref: AG0786

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REAL ESTATE

ENQUIRIES AND VIEWINGS STRICTLY BY APPOINTMENT WITH THE AGENTS

Preston Office

4 Winckley Court
Preston PR1 8BU

T: 01772 876456

Wigan Office

10 Beecham Court
Wigan WN3 6PR

T: 01942 741800

Manchester Office

3rd Floor Centurion House
129 Deansgate
Manchester M3 3WR

T: 0161 930 8499