FOR SALE

MAGAZINE 2

RIVERBANK ROAD, BROMBOROUGH, WIRRAL, CH62 3JQ



MAGAZINE 2, RIVERBANK ROAD, BROMBOROUGH, WIRRAL, CH62 3JQ

DESCRIPTION

The property comprises development land suitable for a variety of employment uses subject to the appropriate planning consent. The site is fairly flat with highway egress already coming into site.

Potential for development of single unit up to 28,000 sq ft with large yard on a bespoke Design & Build basis.

ACCOMMODATION

The accommodation extends to approximately 2.5 acres (1.01 hectares).

TENURE

Freehold.

PRICE

On application.

PLANNING

The sites are allocated for employment uses. All interested parties are to make their own enquiries with Wirral Council Planning Department.

SERVICES

It is understood that all main services are available to site subject to demand however it is advised that all parties make their own enquiries regarding the services.

PLANS/PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

LEGAL COSTS

The purchaser is expected to cover the Vendor's reasonable legal costs incurred in the transaction.

VAT

All terms are subject to VAT if applicable.

VIEWING

By prior appointment through the joint agents, Legat Owen -

Mark Diaper - 07734 711409 Markdiaper@legatowen.co.uk

Matthew Pochin - 07831 445009 mattpochin@legatowen.co.uk

Or B8RE Alex Perratt - 07951 277612 alex@b8re.com



In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

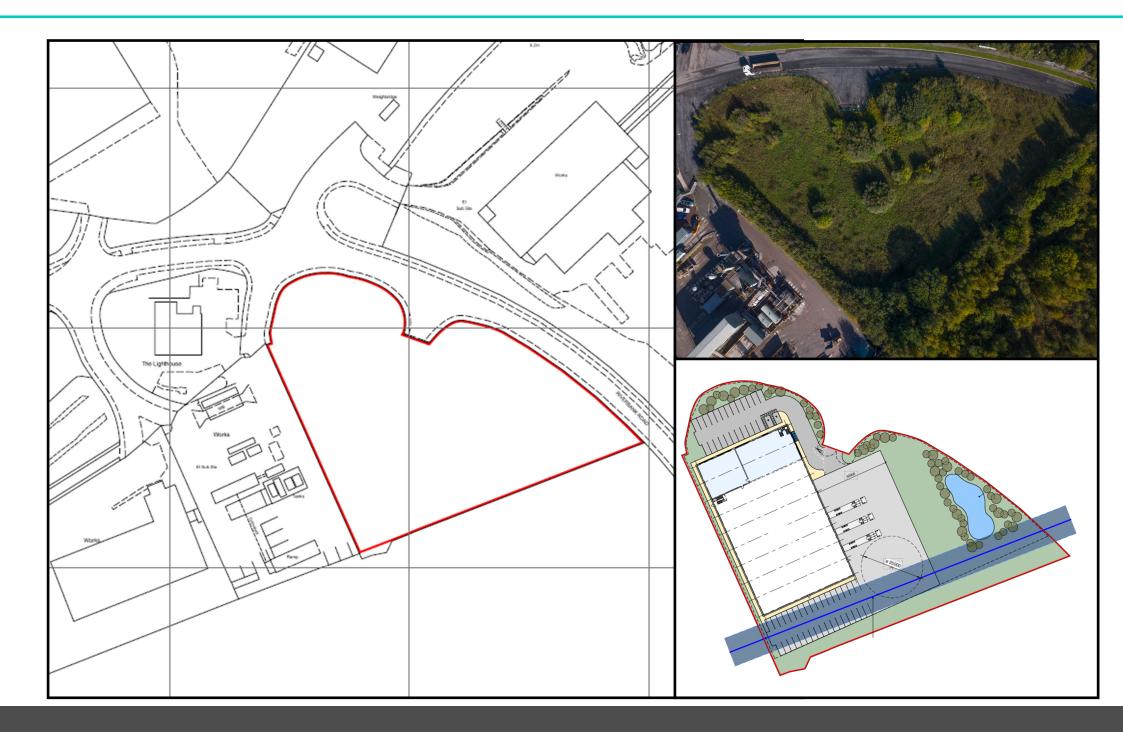








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LOCATION

Magazine 2 is situated on Riverbank Road in the heart of Wirral International Business Park a short distance from The Croft Retail Park providing amenities. Bromborough is strategically located within 2 miles of two motorway junctions off the M53 and within a sort distance of the A41 (New Chester Road).



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. DATE PREPARED: NOVEMBER 2022