



Property at St David's United Reformed Church,
Crosthwaite Avenue, Eastham, Wirral CH62 9DG



BTG
Eddisons

ST DAVID'S UNITED REFORMED CHURCH

8 CROSTHWAITE AVENUE, EASTHAM, WIRRAL CH62 9DG



Agreement

For Sale



Detail

Church Hall/Re-Development
Opportunity



Price

On Application



Size

0.125 ha (0.308 ac)



Location

Eastham, CH62 9DG



Property ID

791.RGD

For Viewing & All Other Enquiries Please Contact:



ROBERT DIGGLE

B.Sc MRICS

Director

robert.diggle@eddisons.com

0151 268 5280

Property

The entire property comprises St David's Church and church hall.

However, the building/land that is placed to the market is the church hall only together with surrounding land.

The church hall was built in the late 1950's of steel frame construction with brick elevations and flat roof.

At ground floor level it comprises hall, stage and ancillary rooms with windows being single glazed and metal frames with solid floors with predominately linoleum finish. The property benefits from wall mounted radiators from a central gas fired boiler.

The first floor offers offices, storeroom, switch room and tank room with artex ceilings, painted walls, solid floors with linoleum finish and lit via ceiling hung bulbs. Again the first floor is heated from wall mounted radiators from a gas boiler located on the ground floor.

Externally, the site is accessed via Crosthwaite Avenue and offers predominately grassed surfaced land also fronting Mill Park Drive.

Accommodation

We have measured the property on the basis of its Gross Internal Area (GIA) as follows:

Area	m ²	ft ²
Ground Floor	355.90	3,831
First Floor	73.15	787
Total GIA	429.05	4,618

Site Area

We have calculated the site area to be 0.125 hectares (0.308 acres).

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Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

Interested parties are advised to make their own investigations with Wirral Borough Council.

Tenure

The subject property is held Freehold under Title No: MS586681 which incorporates the URC Church which is to be retained by our client. The title will be divided upon completion of the transaction.

Price

Our client's freehold interest as outlined above is placed to the market with vacant possession with guide price and further information available upon request.

Please note our client is seeking unconditional offers only (as opposed to offers subject to receipt of satisfactory planning permission).

Further Information

- Further information is available to included the following:
- Land Registry documents.
- Floor plan in PDF.
- Asbestos report.
- Utility searches.

VAT

We understand that the transaction will not be subject to VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The subject property is located fronting Crosthwaite Avenue close to the intersection with Mill Park Drive in Eastham.

Crosthwaite Avenue leads to Eastham Rake which in turn leads to New Chester Road (A41).

The surrounding land use is predominately residential although a neighbour parade of local retailers lies opposite St David's URC Church on Mill Park Drive.





