



FOR SALE – Offers invited for the property as a whole or as two separate sites
The Local Policing Team have relocated to Whitchurch Community Hospital and the former station is offered for sale

Whitchurch Police Station, 2 Station Road and land comprising of car park adjacent to 14 Station Road, Whitchurch, Shropshire, SY13 1RE

Potential redevelopment opportunity, subject to planning

LOT ONE

POLICE STATION

- The property extends to approximately 0.12 acres (0.54 acres)
- Providing a Gross Internal Floor Area of approximately 426.47 m sq (4,591 ft sq)

LOT TWO

LAND COMPRISING THE CAR PARK ADJACENT TO 14 STATION ROAD

- Land of approximately 0.074 acres

SITUATION

The property interests are located fronting onto Station Road on the edge of the Town Centre of Whitchurch which is an established market town located in North Shropshire that lies approximately 20 miles north of the County Town of Shrewsbury and is located approximately 20 miles south of the city of Chester and approximately 15 miles east of the town of Wrexham. At the 2011 Census the population of the town was 9,781.

Station Road serves as an important link road within the road transport system serving the town and the police station is prominently located at the junction with Bridgewater Street. The property interests are located in an area of mixed commercial and residential development.





DESCRIPTION

The former police station at 2 Station Road comprises of a detached part two and part single storey property with a small basement area that dates originally from circa 1860 and has a variety of later additions. The property is arranged as ground and first floor and provides cellular office accommodation. The Total Gross Internal Floor Area of the accommodation over the two floors is approximately 4,591 ft sq (426.48 m sq).

The property is of traditional brick construction and sits on a Total Site Area of 0.12 acres (0.0485 hectares) with parking to the rear and side of the building.

There is also included within the property ownership, the land adjacent to 14 Station Road which is currently being used for car parking and provides a site area of approximately 0.074 acres (0.03 hectares). The land holding has a concrete surface and is fenced.

TENURE

The freehold property interests are offered for sale with vacant possession.

LOT 1 - Police Station - Title Number SL165170

LOT 2 - Car park adjacent to 14 Station Road - Title Numbers SL75606

LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of this transaction.

ACCOMMODATION

(All measurements are approximates.)

	sq ft	m sq
LOT ONE - POLICE STATION, 2 STATION ROAD		
Ground Floor	230.62	2.483
First Floor	195.85	2,108
Total Site Area	0.0485 ha	0.12 acres

LOT TWO - CAR PARK ADJACENT TO 14 STATION ROAD		
Total Site Area	0.03 ha	0.074 acres

PLANNING

Interested parties will be advised to make their own enquiries to the local authority relating to potential planning uses for the site.

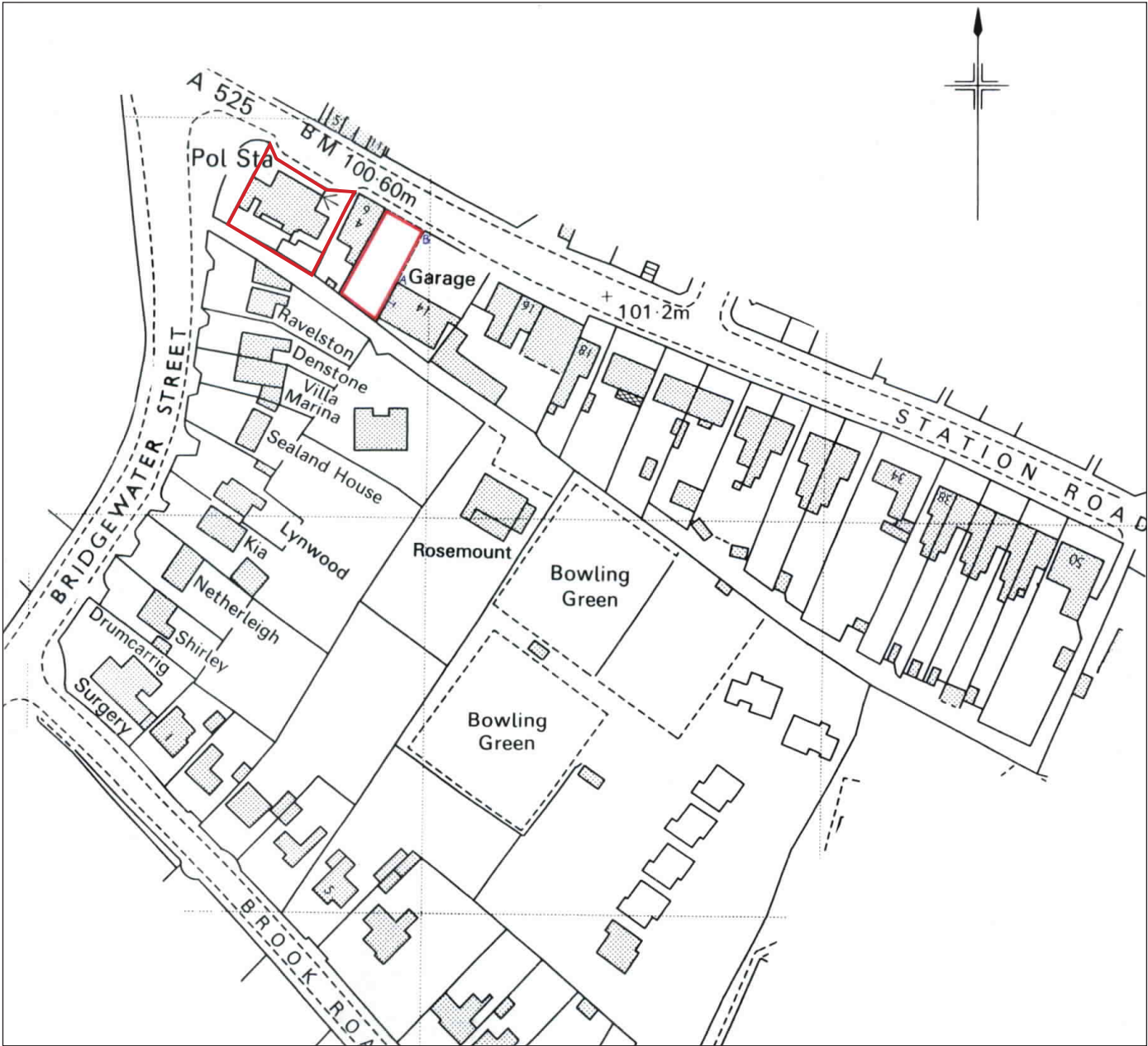
The use of the Police Station currently falls within Sui Generis of the Town and Country (Use Classes) Order 1987. The land adjacent to 14 Station Road is in use as a car park. A planning brief has been prepared for each lot.

Further planning information is available from the selling agent on request.

SERVICES

(Not tested at the time of our inspection.)

Prospective parties to rely on their own enquiries. The Police Station is understood to benefit from all services, subject to connection charges.





VAT

Prospective parties should rely on their own enquiries.
We understand VAT is not applicable.

EPC

The Police Station has an EPC Rating of D (99)

PRICE

Offers are invited for the purchase of the property as a whole in excess of **£255,000** (Exclusive) (Two hundred and fifty five thousand pounds)

The vendors will give consideration to offers for Lot One (Police Station) and Lot Two (Land adjacent to 14 Station Road) separately.

RATEABLE VALUE

We have made verbal enquiries to the local charging authority and we advised as follows:

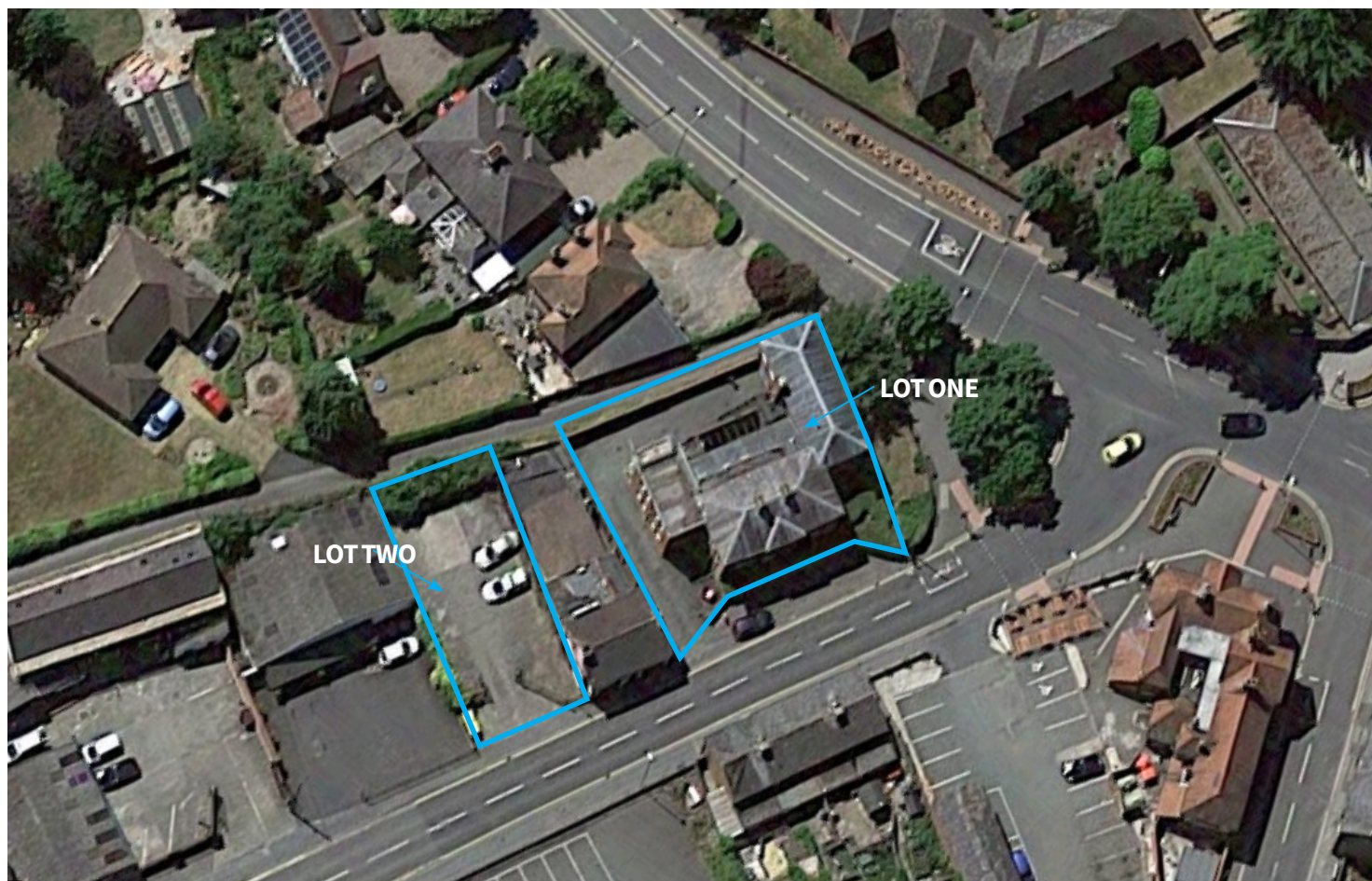
Rateable value (Police Station):	£11,000
Rates payable 2019/2020:	£5,401

Interested parties should make their own enquiries to the local authority.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury,
Shropshire, SY2 6ND

Telephone: 0345 678 9000



On the instructions of:



VIEWING

Strictly by prior arrangement with the Sole Agent.
For more information or to arrange a viewing, please contact:

James Evans
E: james.evans@halls.gb.com
Huw Bevan
E: huwb@halls.gb.com

01743 450 700

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