

• FOR SALE BY WAY OF INFORMAL TENDER •

**FORMER POLICE HOUSE/STATION
SCHOOL LANE MICKLE TRAFFORD
CHESTER CH2 4EF**



SUITABLE FOR A RANGE OF ALTERNATIVE USES

(SUBJECT TO OBTAINING ALL NECESSARY PLANNING CONSENTS)

**DETACHED BUILDING ON A SITE OF 0.167 ACRES (APPROXIMATELY)
CONVENIENTLY SITUATED IN THE HEART OF THE VILLAGE**

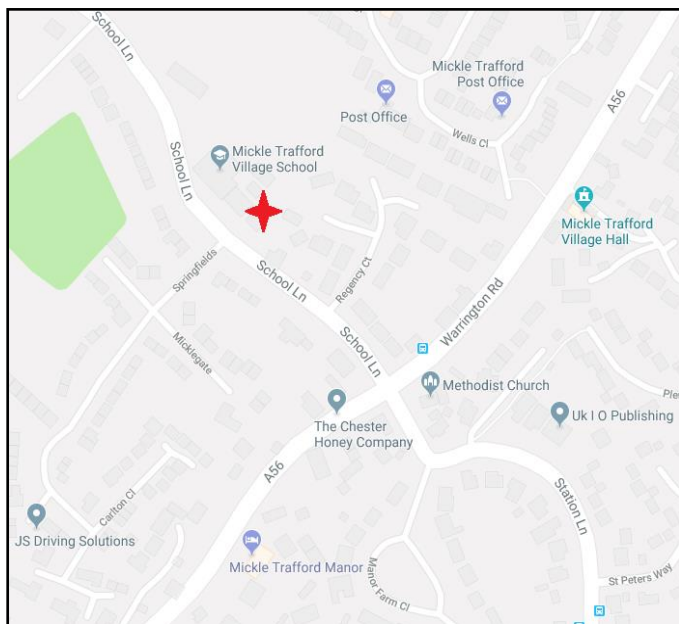
INFORMAL TENDER BY 2PM 13.7.2018

Location

Mickle Trafford is a conveniently located village situated some 5 km's (3 miles) north east of Chester city centre. It enjoys excellent links to the major road networks particularly to Manchester and Liverpool as well as North Wales and beyond.

The premises stand prominently onto School Lane and adjoin the popular local Primary School.

A location plan is provided below:



Description

The premises comprise a former police station and house with a tarmac forecourt and car parking for 7/8 cars together with rear gardens which can be accessed via a side gate.

The premises are constructed of a domestic brick and pitched roof construction with a flat roof garage and outrigger. A flat roof extension has been built to the rear of the property possibly in the last 10/15 years.

The premises have been utilised as a community police station with most rooms having been used as offices in connection with the former use. There are a range of toilets and kitchen facilities on both ground and first floors and gas central heating throughout.

Potential Alternate Uses

Subject to receiving the necessary planning consents the premises may be suitable for the following uses:

- Residential
- Offices
- Retail
- Café
- Medical Services

All interested parties are advised to make their own planning enquiries of the relevant officer at Cheshire West and Chester Council.

Business Rates

Rateable Value 2018/19: £9,000

Rates Payable 2018/19: £4,320

Please note that Parties are advised to satisfy themselves in respect of the information provided.

Accommodation

The premises provide the following dimensions – plans are available upon request.

Ground Floor	M's	Ft
Store	3.73 x 2.46	12'3" x 8'1"
Office (Bay Window)	3.49 x 3.78	11'6" x 12'5"
Office	4.35 x 3.78	14'3" x 12'5"
Garage	2.48 x 4.60	8'2" x 15'1"
Kitchen	2.48 x 5.86	8'2" x 19'3"
Store	1.19 x 2.13	3'11" x 7'
WC (Female)	3.74 x 4.42	12'3" x 14'6"
WC (Male)	4.98 x 4.71	16'4" x 15'6"
First Floor		
Office	7.88 x 3.24	25'10" x 10'8"
Toilet/Shower Room	2.55 x 2.51	8'4" x 8'3"
Office	1.95 x 2.39	6'5" x 7'10"

Terms

The premises are being offered by way of an 'Informal Tender' with offers to be received by this office no later than 2pm on 13th July 2018.

Offers may be made by e-mail or via post, but must be addressed to the 'Police and Crime Commissioner'.

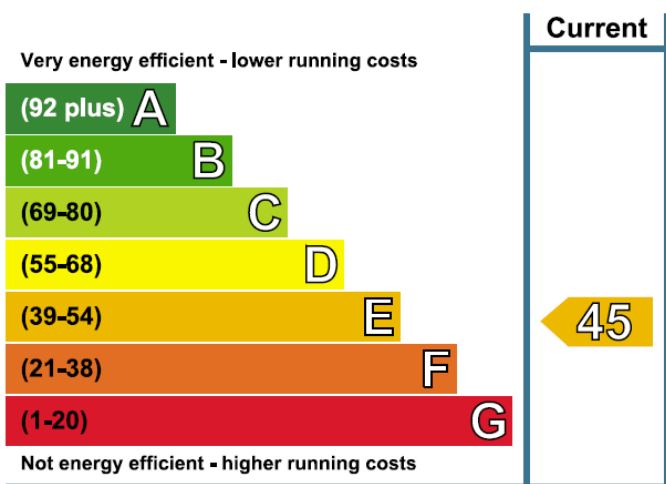
All offers must be supported with evidence of how the purchase would be financed and set out 'all' conditions that are allied to the proposal.

It should be noted that the Client is not bound to accept the highest nor in fact any offer received.

Energy Performance Certificate

We understand that the property has an 'E' rating.

Energy Efficiency Rating



VAT /Costs

VAT is NOT applicable. Parties shall bear their own costs in relation to this sale.

Viewing.

All viewings **must** be arranged via the sole selling agent - please phone:

Eddy Cottrell 01928 733333/07730 747643 or email: eddy@cottrellcommercial.co.uk



Title Plan (reference only)



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