



FOR SALE

Sandrock Nursing Home, 1-3
Sandrock Road, New
Brighton, Wallasey, CH45
5EG

- **PRIVATE & CONFIDENTIAL**
- Development Potential
- 25 Bed Care Home
- Well Established Residential Location
- Suitable For A Number Of Uses,
Subject To Planning.

FOR SALE

Sandrock Nursing Home, 1-3 Sandrock Road, New Brighton, Wallasey, CH45 5EG



Location

The premises front onto the southerly side of Sandrock Road at its junction with Earlston Road in the Wallasey/New Brighton area of northeast Wirral.

The surrounding area is mainly suburban residential in character occupied by Victorian terraced houses but includes a cluster of local retail and commercial premises along nearby Mount Pleasant Road. The subject premises occupies a large corner plot with Sandrock Road a fairly quiet road and kerbside parking permitted at the front and side of the premises.

The Property

The property comprises two interconnecting 3 storey Victorian houses with two single storey outrigger projections and central orangery. The property has been divided into 25 self-contained rooms for a use a Nursing Home. The ground floor comprises a reception, office provision, commercial kitchen, 13 self-contained bedrooms with hand wash facilities, communal living room, WC facilities, bath & shower rooms. The first floor comprises a further 6 self contained bedrooms with hand wash facilities, linen rooms, and WC provision with the second floor comprises the remaining 6 self contained bedroom with hand wash facilities with dormer windows, additional linen rooms and bathroom. In the southwesterly corner of the plot is a rear garden and car park to which vehicle access is possible via a driveway from an entrance fronting onto Earlston Road.

Accommodation

We have measured the premises electronically, on a web based ordinance survey mapping, to provide a total site surface area of:

1,169.4 sq.m (0.29 acres)

Tenure

Freehold

Price

Offers in the Region of £650,000, to be sold with Vacant Possession.

EPC

We understand the property has an Energy Performance Rating of C. Further details available upon request.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd - Tel: 0151 207 9339 Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

