



## FOR SALE

23-25 Balls Road  
Prenton  
CH43 5RF

- Former 20 Bed Care Home
- Close to Town Centre
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx GIA: 769 sq.m (8,277 sq.ft)



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### Location

The properties front onto the southerly side of Balls Road in a mixed use (but mainly residential area) on the west side of Birkenhead town centre in North Wirral. Balls Road is a local distributor road carrying mainly local traffic leading to Borough Road (A552), main arterial routing leading to Queensway Tunnel providing direct access into Liverpool City Centre. The immediate surrounding area is residential providing Victorian housing of which a significant proportion of which is now in multiple occupation or converted into flats. There is a modern single storey health centre located on the opposite side of Balls Road facing the subject property.

### The Property

The property comprises two, 3 storey semi detached Victorian houses which are interconnecting and has been configured to provide a 20 bed care home which has been extended to the rear by way of a large two storey extension. Internally, the property is well presented throughout providing reception, offices, communal WC, store rooms, laundry room, primary treatment room, lounges, dining room with platform life access from the ground floor. Immediately in front of the buildings is a hard surfaced parking area incorporating bin storage. To the rear is a reasonably large garden area which is mainly grass surfaced.

### Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following Gross Internal Area:-

769 sq.m (8,277 sq.ft)

### Tenure

The premises are held Freehold with full vacant possession.

### EPC

The property has an Energy Performance Rating of C. Full report available upon request.

### Rates

Interested parties should make their own enquiry of Wirral Borough Council's Rating Department on 0151 606 2002 or [www.wirral.gov.uk](http://www.wirral.gov.uk)

### Price

Price £595,000

### Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd.

Contact: Tom Pearson

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