

**Suitable For Various Uses**  
Subject To Planning



**WIRRAL**

**Lambert  
Smith  
Hampton**



**FOR  
SALE**

**PENNANT HOUSE** 6,082 sq. ft. NIA, Site Area extends to 0.250 acres (0.102 ha)  
63 THE VILLAGE | BEBINGTON | WIRRAL | CH63 7PL





# EXECUTIVE SUMMARY

- Two storey former council offices
- 6,082 sq. ft. NIA of office space (Use Class E)
- Site area extends to 0.250 acres (0.102 ha)
- Prominently located in Bebington Town Centre
- Suitable for re-use, refurbishment or redevelopment subject to planning
- LSH have been instructed to conditionally dispose of the freehold interest for the property

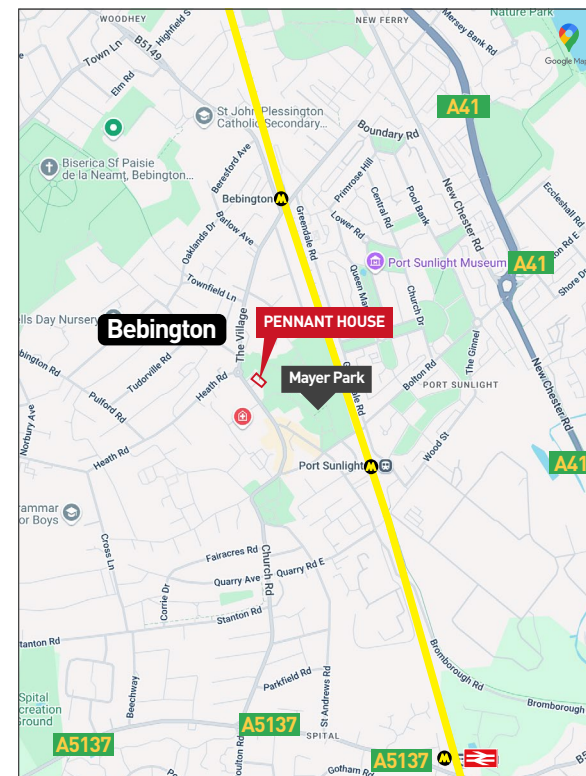
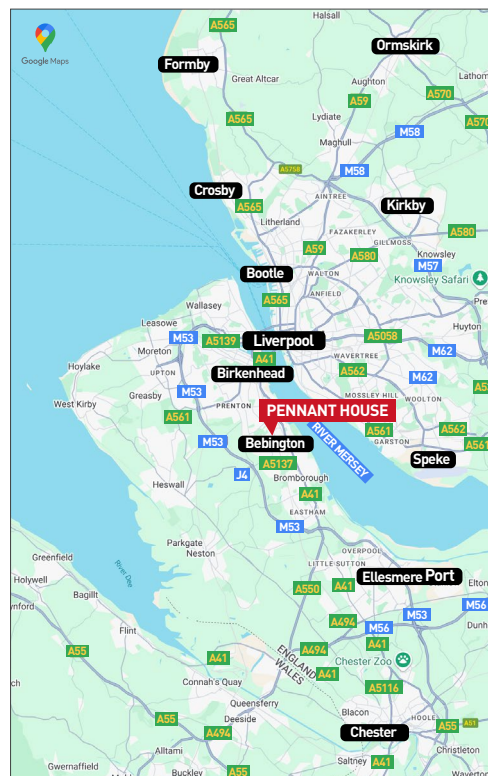
| Accommodation    | Sq Ft        | Sq M       |
|------------------|--------------|------------|
| Ground Floor     | 3,488        | 324        |
| First Floor      | 2,594        | 241        |
| <b>Total NIA</b> | <b>6,082</b> | <b>565</b> |

## PENNANT HOUSE

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## SITE OVERVIEW

Pennant House is a two storey building which totals 6,082 sq. ft (565 sq. m) and occupies a site totalling approximately 0.250 acres (0.102 ha). The building provides a variety of space including open plan offices, meeting rooms, kitchens, break out areas and toilets. The site includes a hard surfaced parking area to the front of the building with space for 16 motor vehicles. The property also borders Mayer Park to the rear and benefits from its green surroundings.



## LOCATION

Pennant House is located in Bebington Town Centre off The Village (B5136) within the desirable suburb of Bebington on the Wirral Peninsula. The site is bounded by Mayer Park to the east, Mayer Hall to the south and The Rose & Crown public house to the West. The property is surrounded by typical town centre uses within the immediate vicinity including the Civic Medical Centre, Bebington Library and the Church Road shopping parade. Further afield Bebington is a predominantly residential area. Both Bebington and Port Sunlight Metro Stations are within 600m and provide direct access into Birkenhead, Chester, Ellesmere Port and Liverpool.

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**SITUATION**







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**SITE EXTERIOR**







**PENNANT HOUSE**  
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**SITE INTERIOR**



# SALES PROCESS & BASIS OF OFFER

■ The site is for sale via informal tender. Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of offer must be clearly stated.

■ All bidders are required to complete the Bid Submission Template which will be made available at a later date. Bidders should submit their bid by email to **George Cohen** ([gcohen@lsh.co.uk](mailto:gcohen@lsh.co.uk)) and cc **James Strong** ([jstrong@lsh.co.uk](mailto:jstrong@lsh.co.uk)) and **Adam Robson** ([arobson@lsh.co.uk](mailto:arobson@lsh.co.uk)) at Lambert Smith Hampton with subject reference: **"Pennant House – Bid"**

■ The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

## BID DEADLINE

Offers will be invited on a set date to be advised separately.

## VIEWINGS

The site is open to see externally from the public highway, however internal inspections are strictly by appointment with the sole selling agent LSH. A viewing day will be announced separately.

## TENURE

The site is held **freehold** under title **M5568011** and is available with vacant possession available on completion. Title information is contained within the dataroom for consideration.

## VAT

The client advises that VAT will not be applicable on this sale.

## EPC

The property has an EPC rating of **E 120**.

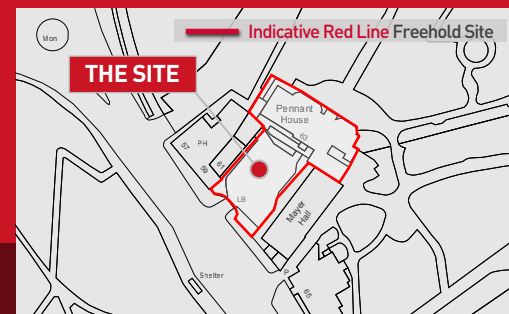
## FILE SHARE

Available upon request

## ANTI – MONEY LAUNDERING

The selected purchaser will need to be validated for money laundering regulations.

## SUBJECT TO CONTRACT



## PENNANT HOUSE

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# CONTACTS

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DISCLAIMER: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters. **November 2025**

ON BEHALF OF:

 **WIRRAL**