


Property Ref: <div style="font-size: 2em; font-weight: bold;">23</div>	Address Arrowe Park Road Upton Wirral CH49 0UF	
Property type Community Fire Station	Amenities 1 large appliance bay Single storey office and ancillary areas Large yard with garage 6 storey brick drill tower	
Date of Inspection 5 th March 2015		
Description Purpose built, predominantly single storey fire station with a large hard standing rear yard/car parking area.		
Location/ Locality Fronting Arrowe Park Road (A551), a principle arterial route, nearby the Upton-By Pass and located within a semi-suburban residential area.		
Method of Valuation Depreciated Replacement Cost	Separation of Components (1) Land (2) Buildings	Estimated Economic Life 10 years
Schedule of Accommodation Appliance Bays Ground Floors Ancillary storage Detached garage TOTAL GEA:	GEA (sq m) 111 332 72 26 541 Sq M	Type /Quality of Buildings The building has a fair and dated overall appearance internally. Total Site Area 0.31 hectares (0.77 acres)
Date of Construction 1963	Alternative Use(s) None	Obsolescence (Depreciation %) Significant. (47%)
Basic Construction of Main Structure /Fabric and Finishes The building is traditionally constructed with part solid/part cavity brick walls beneath, pitched roofs which are weathered with profiled metal sheeting. The appliance bay is steel framed. Floors appear to be of concrete construction, whilst fenestration comprises UPVC double glazed units.		
Special Architectural and Planning Features: None		Conservation Area /Listing N/A
Extent of Permanent Fixtures, Fittings and Services Electrical services, fire alarm, heating, security alarm, kitchen and sanitary.		
Rating 2010	Description Fire Station & Premises	Rateable Value £24,750
Comments: Due to the specialist nature of the building and lack of market evidence, the property has been valued using the Depreciated Replacement Cost (DRC) method. We also consider there is no need for componentisation beyond Land and Buildings as all major elements have a similar economic lifespan.		DRC of Building(s) only: <u>£450,000</u> (four hundred and fifty thousand pounds) Land Value for existing use: <u>£140,000</u> (one hundred and forty thousand pounds) Total: <u>£590,000</u> (five hundred and ninety thousand pounds)
Insurance Reinstatement Cost: <u>£1,100,000</u> (one million one hundred thousand pounds)		