



Asking Price: £325,000

Freehold Former GP Surgery

523 Liverpool Road
Manchester
M44 6ZS

OVERVIEW

The property comprises a single storey building constructed in brick beneath a flat roof. To the front of the building there is an open fronted covered access and to the side, a disabled access ramp.

Internally, the property is arranged to form a reception office with rear file store, main waiting room with staff room off, separate customer and staff w/cs, administration office and four surgeries, plus one further room.

The main spaces have carpet tiles and painted walls and ceilings and the surgeries all have vinyl floor coverings.

Lighting is via ceiling mounted fluorescent tubes and central heating is provided via a Worcester wall mounted boiler. All windows are UPVC double glazed.

Externally there is a large tarmacaded car park providing approximately 20 car parking spaces.

For Sale by Private Treaty

Floor Area

Ground floor: 185.80 m² / 2,000 ft²

Rateable Value

The property has a rateable value of £18,250 with effect from 1 April 2023.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0247-4449-8647-8315-4331>

Services

We understand the property has mains gas, electricity, water & drainage.

Tenure

Freehold

VAT

To be confirmed if VAT is payable on the purchase price.

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

FEATURES

- For Sale by Private Treaty
- Single storey brick built property
- Sold with vacant possession
- Freehold - awaiting registration
- Approximately 20 car parking spaces
- Asking price: £325,000
- Former GP Practice
- Good road frontage
- Site area of circa 0.22 acres
- Adjacent to Lidl and Tesco Express

Disclaimer: John Pye Property is the trading name of John Pye & Sons Ltd whose registered office address is James Shipstone House, Radford Road, Nottingham, NG7 7EA [registered company number 02564753]. John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.