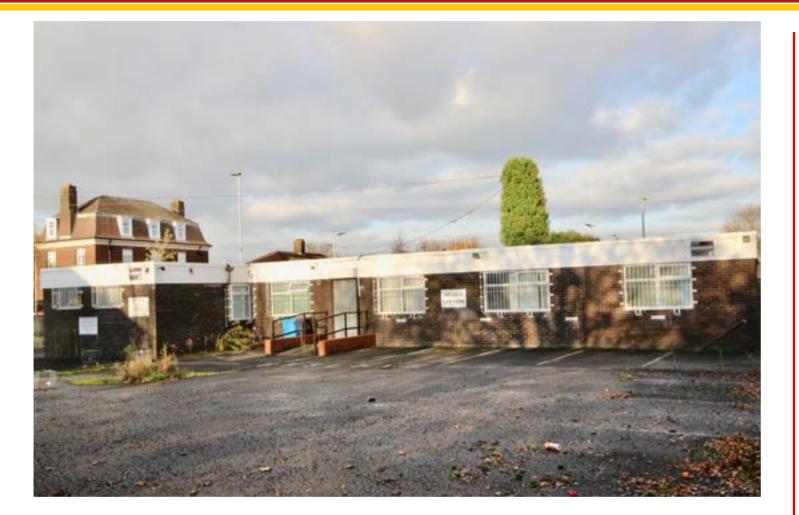


John Pye Property Auctions



FEATURES

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

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 tarmacadamed 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-certifica te/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.

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