



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/0853-5215-9446-9300-9115>

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

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