

Doctor's Surgery and Separate First
/ Second Floor Flat

FOR SALE

£575,000 subject to contract.

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

The Hollies Surgery, 10 Elbow Lane And 1 Cropton Road, Formby, Merseyside, L37 4AF



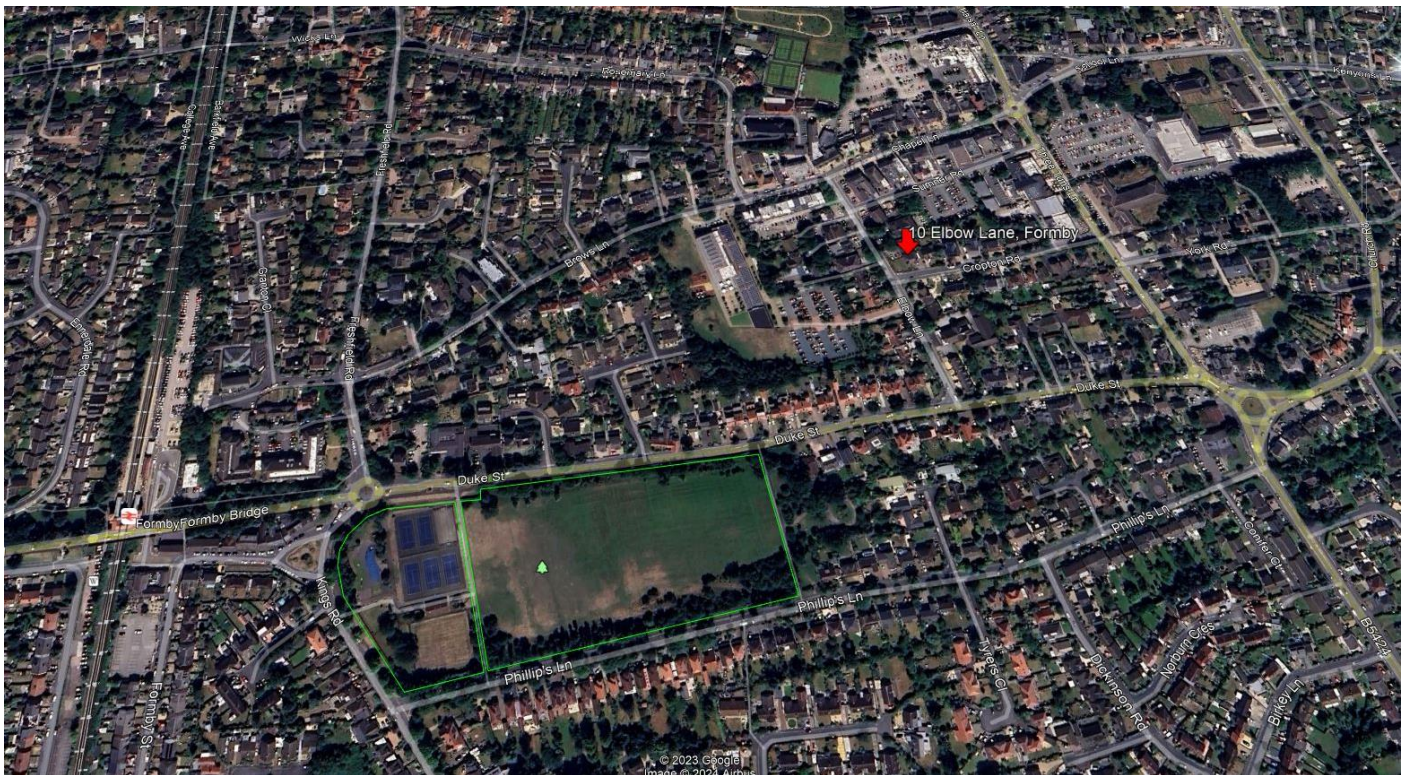
- **Ground Floor Doctor's Surgery & Large First / Second Floor Flat**
- **Formby Village Location**
- **Substantial Mixed-Use Property to a Prominent Corner Site**
- **Doctor's Surgery Currently Paying Rental of £22,800 per annum (Holding Over) – Vacant Possession can be Provided on Completion**
- **Separately Accessed Flat Extending to Over 1,000 sq ft GIA**
- **Alternative Uses – Subject to the Necessary Consents**
- **No VAT on Purchase Price**
- **Viewings Strictly by Appointment Only**



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Location: The subject premises are located to the corner of Elbow Lane and Cropton Road on the periphery of the centre of Formby Village. Formby is situated approximately 7.5 miles north of Southport and approximately 13 miles north of Liverpool. Formby has a population of approximately 25,000 and remains very well regarded as a high end residential location. Road communication links to Formby are provided predominantly via the A565 at the Formby Bypass, which provides access north to Southport, and extends south in the direction to Liverpool and the M57/M58. The recently constructed Broomcroft Road increases connectivity to the motorway network and the A59.

Formby is served by two railway stations, Formby and Freshfield, which provide direct links to Liverpool and Southport centres. The nearest railway station to the subject property is Formby which is within walking distance.



Description: Doctor's surgery and two / three bed residential flat, with additional loft / second floor accommodation.

The subject property comprises of a substantial traditionally brick built building under pitched tiled roofs, situated to a corner plot, that has been latterly extended by way of a single storey side extension to the northern elevation. We anticipate the original property was constructed in the early 1900s whereby we understand the extension was added in two stages, circa. 1997 and 2000.

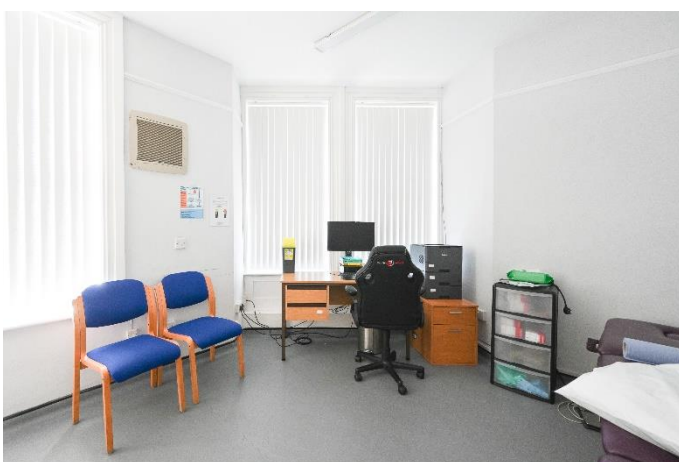
The property is arranged as a doctor's surgery, over ground floor, together with a self-contained flat accessed off Cropton Road, via a dedicated entrance, leading to residential accommodation largely arranged to the first floor of the original building, albeit there have been some adaptations to provide second floor/loft space.

The entrance to the doctor's surgery is off Elbow Lane and presents well, with a modern extension being the primary point of access and egress, and complete with surfaced car parking area for approximately 10 cars.

The property is primarily relieved in render, with a pitched roof, and there are ample off-road parking provisions associated with the flat. The doctor's surgery is laid out internally with a central reception and waiting area, with a number of private offices and practice rooms to the perimeter. The property also provides public and staff WC facilities. Typical specification provides carpet or medical type flooring, plastered and painted or papered walls and surface mounted light fittings.

The residential accommodation has a dedicated ground floor entrance by way of a mono-pitched roof side extension that is also in use as a utility room. Beyond, there is a stairwell leading to the main living accommodation, which is laid out over first floor with a bathroom situated to the split level. The windows are predominantly UPVC replacement double glazed units and the lounge is open plan to the kitchen, which creates a spacious L-shaped combined area. The kitchen incorporates integral oven and induction hob, two double bedrooms are provided, the master having an en suite facility, with fitted bedroom furniture. The en suite itself is installed with a walk-in shower and is a white suite, with wash hand basin and vanity unit, and WC. The main bathroom is again installed with a white suite comprising a jacuzzi style bath, wash hand basin, WC, tiled walls and recessed lighting.

There is also a second floor/loft conversion which provides additional accommodation. We understand both the residential apartment and the doctor's surgery are heated by way of combi gas style boilers and are both independent for utility supplies.

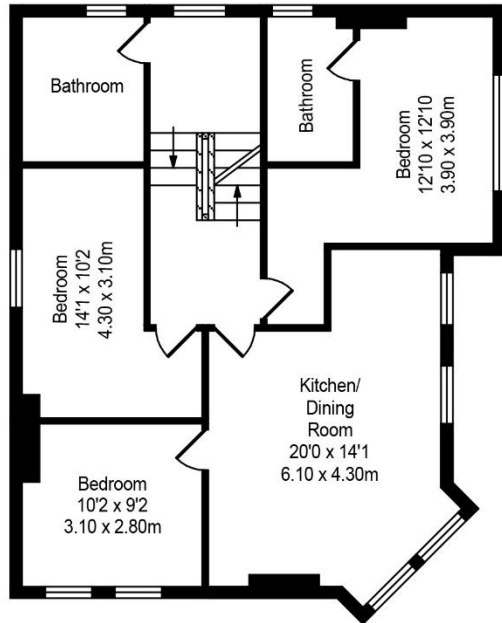




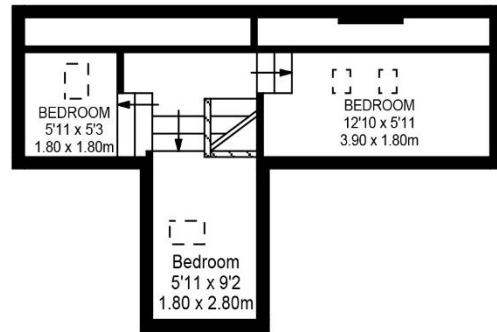
Accommodation: Floor plan below, not to scale and provided for indicative purposes only

From the VOA Agency, we note the doctor's surgery extends to approximately 1,733 square feet NIA (approx 2,290 sq ft GIA from plan below).

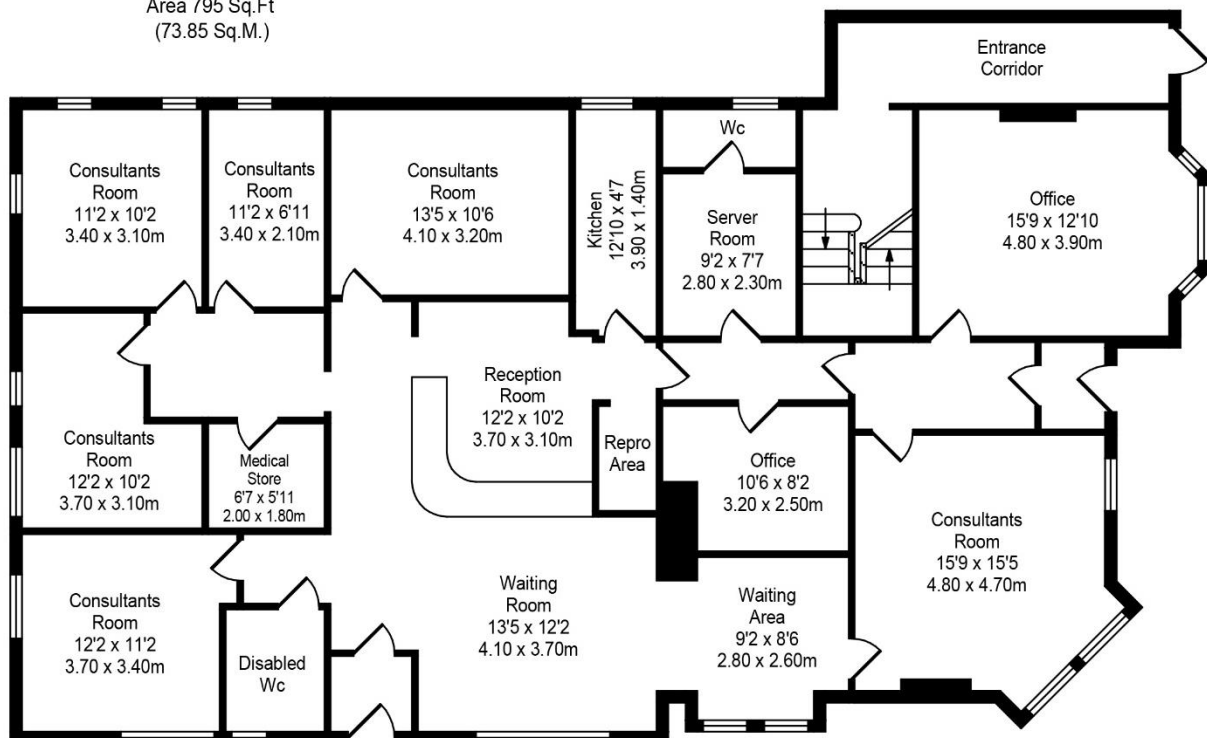
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



First Floor
Approx. Floor
Area 795 Sq.Ft
(73.85 Sq.M.)



Second Floor
Approx. Floor
Area 261 Sq.Ft
(24.24 Sq.M.)



Ground Floor
Approx. Floor
Area 2241 Sq.Ft
(208.14 Sq.M.)



Terms: Please note the doctor's surgery are currently occupying by way of a commercial lease agreement at a rental of £22,800 per annum (holding over).

Prospective purchasers could have the opportunity to either potentially renew lease terms with the doctor's surgery or it could be provided with vacant possession on completion, subject to an appropriate conditional exchange of contracts with a projected completion date to allow prerequisite notice to be served on the doctor's surgery.

Tenure: Freehold / Long Leasehold – Pending written verification.

Asking Price: £575,000 subject to contract.

VAT: We understand VAT would not apply to the purchase price.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

Legal: Each party is to be responsible for their own legal costs.

Business Rates: We understand the doctor's surgery would be responsible for the payment of business rates.

The doctor's surgery is listed in the VOA April 2023 Listing as having a Rateable Value as follows:

The Hollies, Elbow Lane, Liverpool, L34 4AF - Rateable Value £13,500.

In respect of council tax, we can see that 1 Cropton Road is listed on the VOA webpage as having a council tax band of A.

EPC: A copy of the EPC is available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 26 April 2024

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