

FOR SALE

Former Medical Centre

Asking Price: £595,000

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**12 Church Street, Southport, Merseyside PR9 0QT**



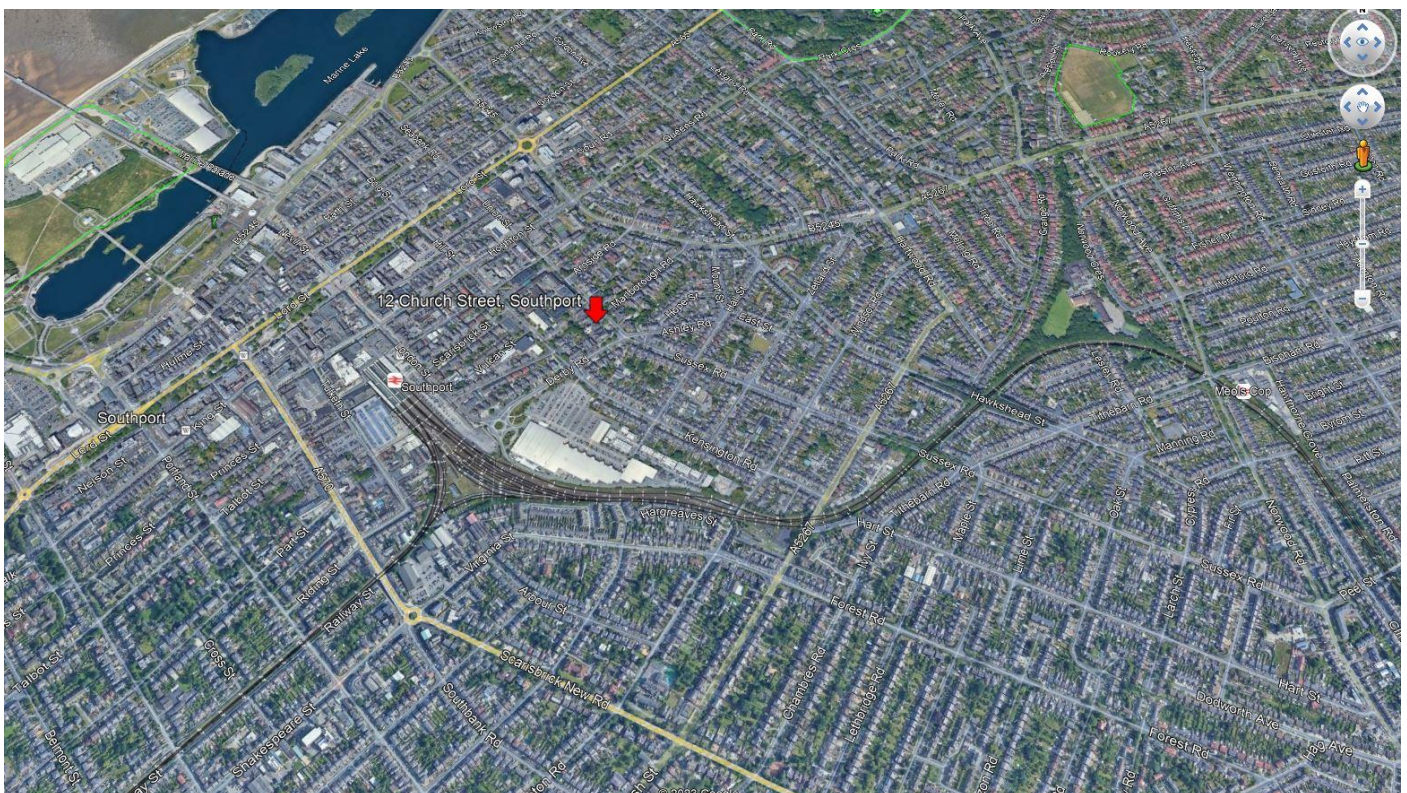
- Substantial former medical centre.
- Extensive parking areas to front and rear.
- Suitable for ongoing Medical use.
- Alternative uses such as offices or residential conversion to apartments, subject to the necessary consents.
- Indicative plans prepared to show conversion, part demolition and newbuild to provide 9 apartments.
- Offered with vacant possession.
- Ideal owner/occupier medical or office premises opportunity
- No Vat on Purchase Price.



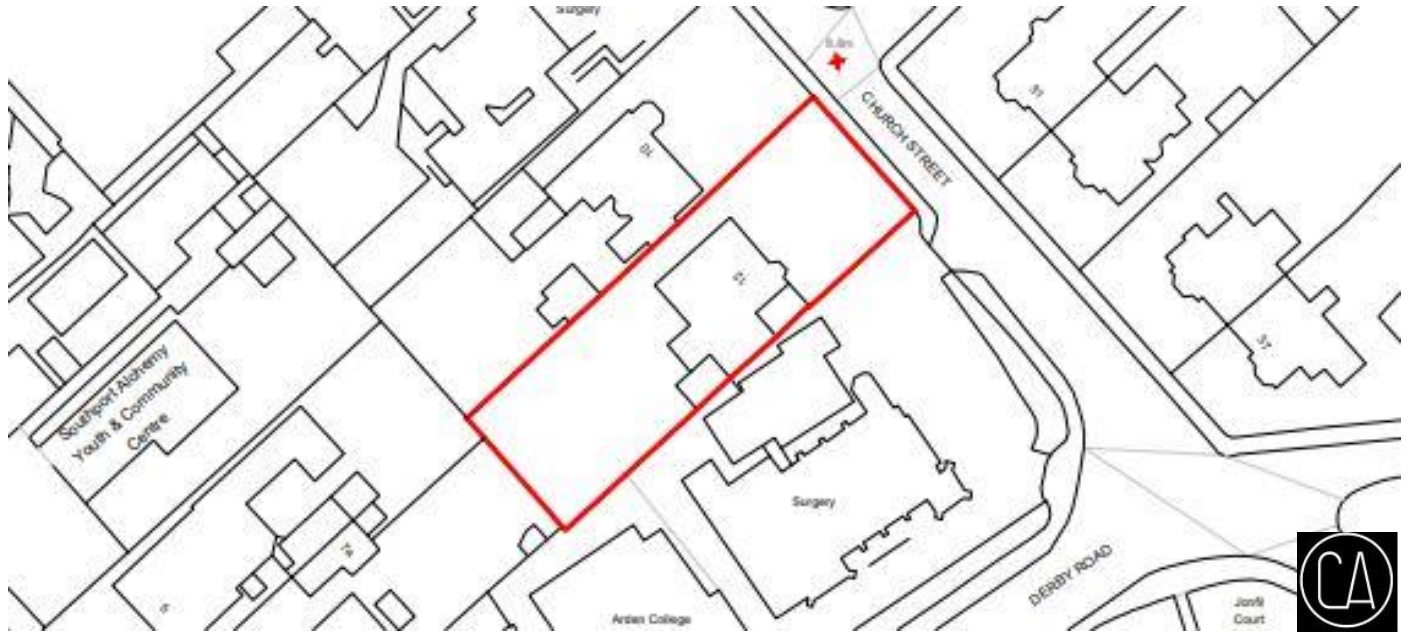
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**Location:** The subject property is located to the south west side of Church Street, near to its junction with Derby Road and towards the eastern periphery of Southport's traditional town centre. Southport is located 19 miles north of Liverpool and approximately 19 miles south west of Preston. Southport is within the metropolitan borough of Sefton and is located on the Irish Sea coast, approximately 17 miles north of Liverpool and 15 miles south of Preston.

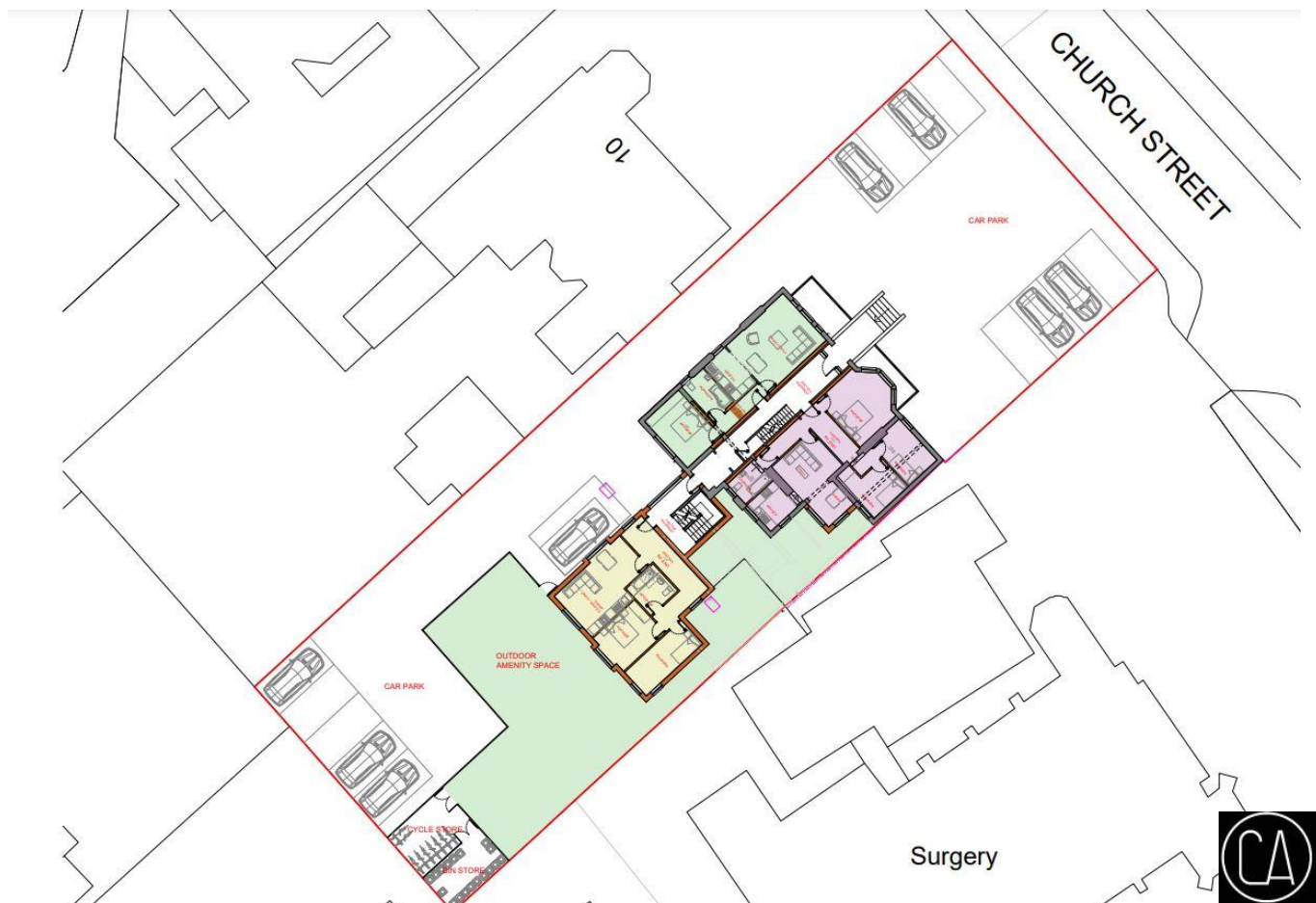
Church Road provides a link between the Central 12 Retail Park and Houghton Street, which is regarded as the primary business district of the town, although found to the town centre, Church Street retains a proportion of medical, office and residential occupiers in addition to being adjacent to the Southport College campus. Southport rail station is within walking distance and provides direct links to Liverpool, Manchester and Wigan Town Centres.



**Site Plan as Existing**



**Site Plan As Proposed**



**Description:** Former medical centre with scope for ongoing existing medical uses, offices or indeed residential conversion subject to the necessary consents. The subject property comprises of a detached double fronted and elevated building of brick construction, under a pitched tiled roof that is likely to date from the 20th century, and has latterly been extended together with a lower level office adaptation. Windows are primarily that of replacement UPVC double glazed, and there is a ramped entrance to the front entrance.

Externally, the property benefits from a tarmac parking area to the front, supplemented by a large parking area to the rear, enclosed with a brick wall.

Internally, the property is arranged over lower ground floor, ground floor, first floor together with a storeroom to a partial second floor towards the rear of the building.

The lower ground floor and the rear extension have been adapted to provide office accommodation including a number of private offices, meeting rooms, staff and storage facilities.

The ground floor has the primary entrance to the front elevation, which leads onto an entrance hall, off which there is a reception area to the former dental practice, with adjacent consulting and practice room extending beyond.

The first floor provides further accommodation associated with the former dental practice including kitchen.

Internally, the typical specification includes vinyl floor coverings to the former dental practice areas with painted and plastered walls, suspended ceiling incorporated recessed or suspended louvres and air conditioning cassettes recessed into the suspended ceiling, in addition to various WC facilities, as shown on the attached floor plans as existing.

The property lends itself for ongoing medical uses or alternatively owner/occupier for office premises given the plentiful on-site car parking

Indicative plans have been prepared to show the conversion, part demolition and part newbuild extension to provide 9 apartments (5x 1 beds, 3x2 beds and 1x3 bed) subject to planning and the necessary consents, indicative drawings are as shown overleaf.



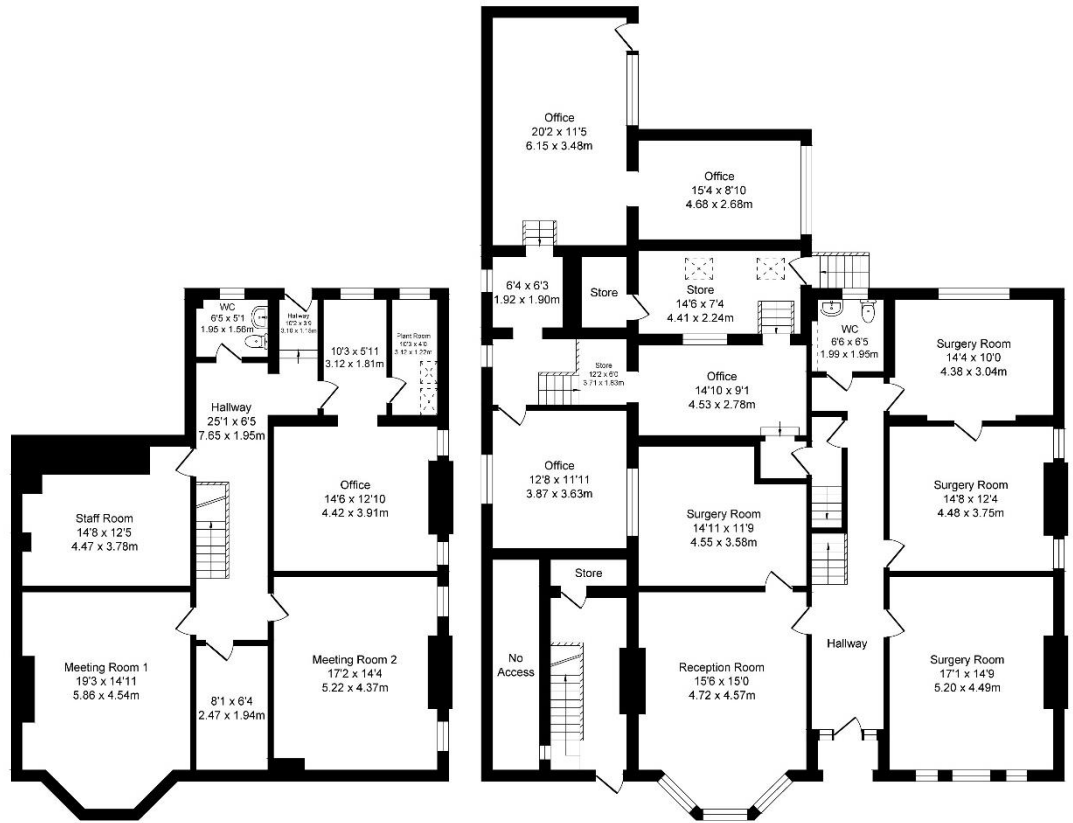




**Accommodation:** Floor plans below, not to scale and provided for indicative purposes, subject to confirmation with the Deeds, we calculate a total site area of approximately 0.32 acres and understand the property provides approximately 3,285 square feet NIA. (Source VOA).

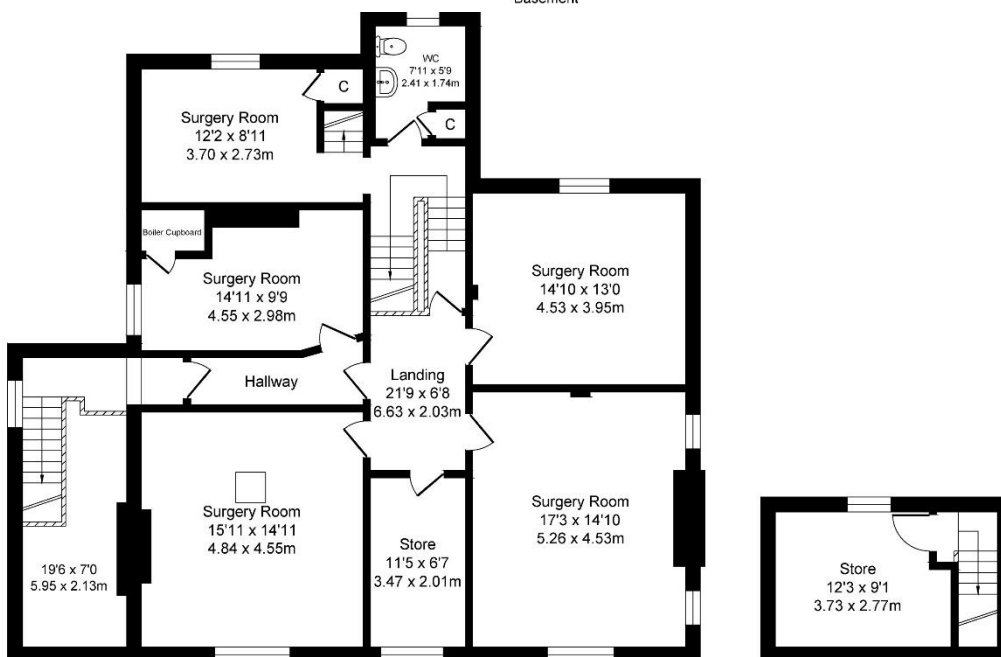
From the plans as proposed, to include a new build extension to the rear, the proposed residential accommodation (subject to planning permission) extends to 5,667 sq ft Gross Internal Area.

Scale plans as existing and proposed are available on request.



Basement

Ground Floor



First Floor

Attic

**Basement As Proposed**

**Ground Floor as Proposed**



**Basement**

**Ground Floor**







**Tenure:** Verbally advised freehold with vacant possession being provided on completion, pending written verification.

**Asking Price:** £595,000 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.

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

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

**Business Rates:** The property currently has a number of business rates assessments which are summarised as below: Health centre, 12 Church Street, Southport: Rateable Value £4,200

Oasis, part ground floor, 12 Church Street: Rateable Value £4,550

First floor, 12 Church Street, Offices & Premises: Rateable Value £7,300

Basement, 12 Church Street, Office & Premises: Rateable Value £2,700

Car space for basement, 12 Church Street: Rateable Value £200

Car parking spaces, health centre, 12 Church St: Rateable Value £400

Car spaces and premises Oasis, 12 Church St: Rateable Value £1,200

#### **Details Prepared 07 May 2024**

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.