



*Property, rooted in our heritage.
Established 1931*

144A DIALSTONE LANE

OFFERTON, STOCKPORT

SK2 6AP



**144a DIALSTONE LANE
OFFERTON STOCKPORT GREATER MANCHESTER
SK2 6AP**

Manchester - 8.8 miles

Liverpool - 43 miles

INVESTMENT OPPORTUNITY

A SEMI-DETACHED HEALTH CENTRE, LET TO A BUSINESS
SPECIALISING IN DIAGNOSTIC IMAGING SERVICES INCLUDING
MRI, CT, ULTRASOUND AND X-RAY.

High Specification Building.

Accommodation of 314m² / 3,386sqft

Seven consulting rooms.

Approx. 13.5 years unexpired on existing lease.

Current basic rent of £68,000 p.a.

Additional Rent based on turnover.

Well established business as tenant.



144a Dialstone Lane in its current form was completed in 2015 following an extensive refurbishment together with a single storey extension (Planning Reference: Ref. No: DC/058169).

The property is subject to a lease commencing 1st April 2019 with a contractual term ending 31st March 2039.

The property is let to Medical Imaging Partnership Limited (Company number 06713311) which was incorporated in 2008. The business specialises in diagnostic imaging services including MRI, CT, Ultrasound and X-Ray.

The current base rent is £68,000p.a. which was agreed in 2025 the next review is 2028.





The Centre

The accommodation has been finished to a high specification and is over two floors as follows;

- Ground Floor; 244.7m² / 2634sqft.
- First Floor; 69.8m² / 752sqft.

The waiting room / reception area provides a spacious welcoming area for patients, the building provides accommodation for seven consulting rooms together with a state of the art MRI scanner, a radiology suite and an ultrasound machine.

External to the front is car parking area.

Immediately adjoining the centre is a pharmacy, with Dial House Health Centre neighbouring to the south.





Method of Sale

For sale by Private Treaty.

Tenure

We are advised that the property is owned long leasehold (999 years commencing 7th June 2017). The property is subject to a LTA 1954 tenancy to Medical Imaging Partnership Limited expiring 31st March 2039.

Services

Mains electric, water, drainage and gas are available. The Agents have not tested any apparatus, equipment, fittings, etc or services to the property so cannot confirm that they are in working order.

Easements, Wayleaves, Public & Private Rights of Way

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

Plans, Areas and Schedules

These are based upon the Ordnance Survey and the Rural Payments Agency digital land maps. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Local Authority

Stockport MBC, Fred Perry House, Edward St, Stockport SK1 3UR.

Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve the right to remove al fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Energy Performance Certificate

The EPC for the property is C51 (Certificate Number: 3276-2234-4561-2094-9779).

Viewings

Is strictly by appointment with the Agents - Fazakerley Sharpe, 3 Wrightington Street, Wigan, WN1 2AZ. Tel: 01942 242636 Email: info@fazakerleysharpe.co.uk

What3words:

///wells.bucked.kicked



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