commercial property consultants

FOR SALE



On behalf of NHS Property Services

FORMER CHILDRENS CENTRE/ HEALTH CENTRE PREMISES Gross Internal 1073.99m² (10,483 sq ft)

Site Area Approx 0.65 acres

Halliwell Childrens Centre & Health Clinic, Aylesford Walk Bolton BL1 3SQ

- Current D1 use suitable for medical, training, day care nursery, community centre etc
- May suit alternative uses subject to planning
- Approx 1 mile north of Bolton Town Centre

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LOCATION

The property is located on the south east side of Rushlake Drive in the Halliwell area of Bolton.

Bolton Town Centre is approximately 1 mile to the south. The A666 Blackburn Road is within close proximity and provides easy access to Junction 3 of the M61 motorway approx. 5 miles to the south.

DESCRIPTION

The property comprises a purpose built health centre premises which is predominantly single storey but with a part double storey section. The property is of brick construction beneath a flat roof.

Internally, the accommodation is cellular in layout and comprises a series of consulting rooms/meeting rooms over ground and part first floor.

Externally, there is a secure car park to the front of the property and additional grassed land to the rear. The site has an area of approx. 0.65 acres.

ACCOMMODATION

As measured on a gross internal basis, the areas are as follows:

Ground Floor	803.71m ²	(8,651 sq ft)
First Floor	170.28m ²	(1,832 sq ft)
Total	1073.99m ²	(10,483 sq ft)

ASKING PRICE

Offers invited.

TENURE

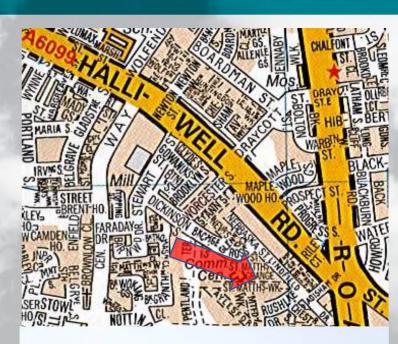
Freehold.

OVERAGE/CLAWBACK

It is expected that overage and clawback will be applied to the sale. Details of the standard overage and clawback provisions are available on request.

EPC

A copy of the EPC is available upon request.





VAT

The property is not elected for VAT.

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of Neale Sayle (email: <u>neale.sayle@wtgunson.co.uk</u>) Or Sam Beckett (Email: <u>sam.beckett@wtgunson.co.uk</u>) Tel: 0161 833 9797

Date of Preparation: 23/7/19



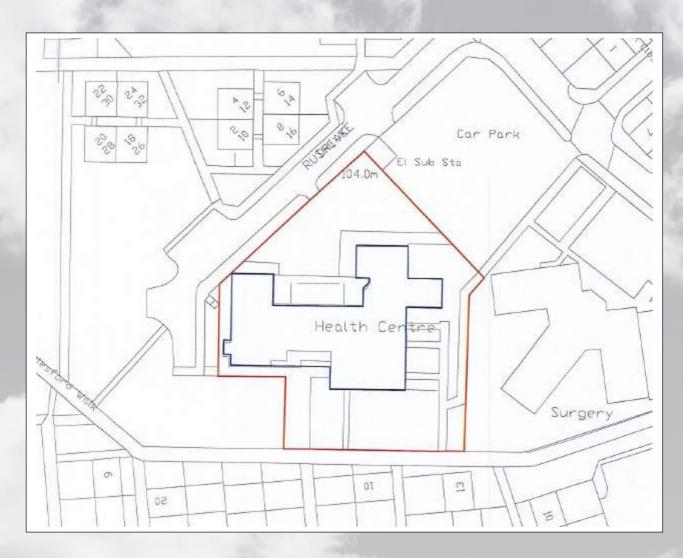
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SITE PLAN



RICS

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