

**FOR SALE**



For identification purposes only

On behalf of NHS Property Services

**FORMER CHILDRENS CENTRE/ HEALTH  
CENTRE PREMISES**

**Gross Internal 1073.99m<sup>2</sup> (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

## 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 <sup>2</sup>	(8,651 sq ft)
First Floor	170.28m <sup>2</sup>	(1,832 sq ft)
Total	1073.99m <sup>2</sup>	(10,483 sq ft)

## ASKING PRICE

Offers invited.

## TENURE

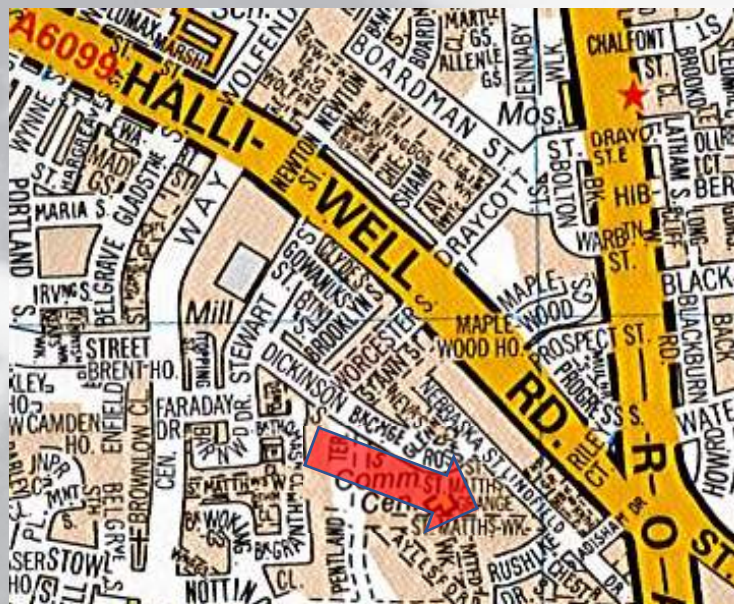
Freehold.

## 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: [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk))  
Or  
**Sam Beckett**  
(Email: [sam.beckett@wtgunson.co.uk](mailto:sam.beckett@wtgunson.co.uk))  
Tel: 0161 833 9797

Date of Preparation: 23/7/19

## SITE PLAN

