

FOR SALE



On behalf of NHS Property Services

FORMER MEDICAL CENTRE

395.42m² (4,257 sq ft)

Former Ganvir Medical Centre
169 Church Street
Eccles
Manchester M30 0LU

- Busy main road position
- Close to Eccles Town Centre
- Circa 15 Car Parking spaces to the rear

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located on the south side of Church Street at its junction with Corporation Road in Eccles Town Centre. All Town Centre shops and transport links including Eccles Bus Depot and Metrolink Station, are within easy walking distance. Eccles is approximately 5 miles west of Manchester City Centre and approx. 3 miles west of Salford Quays.

DESCRIPTION

The property comprises a part three storey, part two storey former doctors surgery of brick construction beneath a pitched tiled roof.

Internally the accommodation comprises a series of separate rooms together with kitchen and WC facilities. The property has a gas central heating system, a mixture of carpeted and laminate flooring and fluorescent strip lighting.

Externally there is a car park to the rear for circa 15 parking spaces.

ACCOMMODATION

As measured on a gross internal basis in accordance with the RICS Property Measurement 1st Edition, the areas are as follows:

Ground Floor	165.23m ²	(1,779 sq ft)
First Floor	144.91m ²	(1,560 sq ft)
Second Floor	85.28m ²	(918 sq ft)
Total	395.42m ²	(4,257 sq ft)

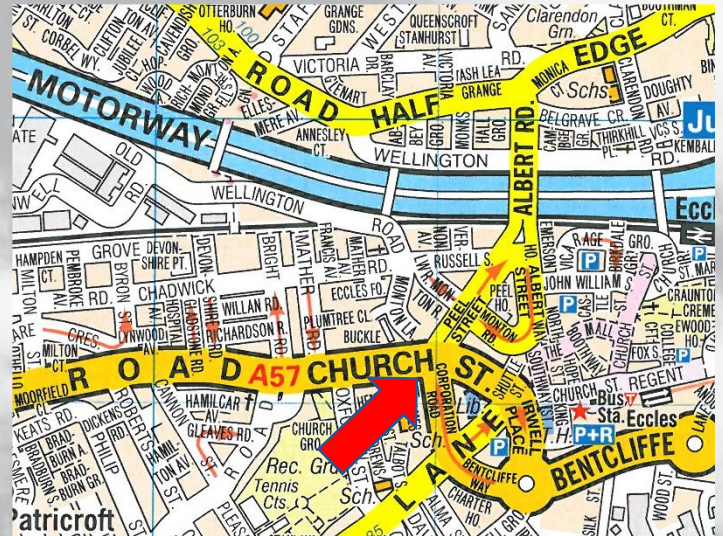
TENURE

The building is held long leasehold for a term of 125 years from 1 January 1990 (97 years remaining).

The car park is held freehold.

In addition, there is a small section of land at the entrance to the car park which is held long leasehold for a term of 125 years from 1 April 1990. Copies of the Land Registry titles and plans are available upon request.

Please note the use is restricted by a User Clause on the leasehold title for the building which states not to use the demised premises for anything other than a doctors surgery or general professional practices and not to be opened on a Sunday. The top floor should be used solely by a partner of the practice or employee of the practice in connection with the activities of the tenant.



PURCHASE PRICE

Offers invited.

BUSINESS RATES

The rateable value of the premises is £24,500 and the rates payable are £12,078.50 per annum (49.3p/£ - 2018/19)

EPC

A copy of the EPC is available upon request.

VAT

VAT is not applicable.

VIEWING

By appointment with the sole agents:

W T Gunson for the attention of Neale Sayle
(neale.sayle@wtgunson.co.uk).

Tel: 0161 833 9797

Date of Preparation: July 2018

