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# Former Medical Centre, Laird Street, Birkenhead, Merseyside CH41 8ER

VACANT COMMERCIAL

**GUIDE PRICE £80,000+**



Not to scale. For identification purposes only

A former Health Centre comprising a reception area, waiting room and several consultation/treatment rooms. The property benefits from car parking to the rear. We are advised the pharmacy to the front is held under separate ownership and is currently on the market for sale. The property would be suitable for a number of uses to include possible residential development, subject to any necessary planning consents.

**Situated** On a major link road between the densely populated North Birkenhead and the Queensway Tunnel leading into Liverpool city centre. Retailers along Laird Street to include Aldi, Co-Op and KFC.

## Accommodation Ground Floor

Reception area	50.04m <sup>2</sup> (538sq ft)
Waiting Room	57.63m <sup>2</sup> (620sq ft)
Offices	229.04m <sup>2</sup> (2,465sq ft)
<b>Total</b>	<b>353.94m<sup>2</sup> (3,810sq ft)</b>

## First Floor

Offices	56.12m <sup>2</sup> (604sq ft)
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## Outside

Rear Car Parking.