



Artist Impression



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• **Former medical centre suitable for redevelopment purposes.**

Description A Freehold Re-Development Opportunity comprising of a detached purpose built former health centre (D1 Use) together with a purpose built extension with an approximate site area of 0.56 acres. The property benefits from central heating and partial comfort cooling, however there is some fire damage and vandalism. The accommodation has been sub-divided to provide a variety of private consulting rooms, waiting rooms, offices and ancillary areas. The property is accessed via a driveway leading from Station Road to the rear car park which provides off street car parking for approximately 27 cars. The property would be suitable for a variety of alternative uses, subject to the relevant necessary consents. Outline planning consent has previously been obtained for the demolition of the existing building and the erection of two apartment blocks providing 16 apartments including access and car parking (APP P/2016/0605/OUP). Potential purchasers should make their own enquiries.

Situated Fronting Station Road which is off Clipsley Lane in a popular and well established location within close proximity to local amenities and transport links.

Ground Floor 741.8 sq.m (7,985 sq.ft).

First Floor 91.5 sq.m (985 sq.ft).
Total Area – 833.3 sq.m (8,970 sq.ft).

Outside Parking for approximately 27 cars.

Planning <https://publicaccess.sthelens.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OBPOJUPE00A00>

VAT We are advised VAT is not applicable to the sale however purchasers should make their own enquiries.



Not to scale. For identification purposes only



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