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**FOR
SALE**



FORMER CLINIC WITH REDEVELOPMENT POTENTIAL SUBJECT TO PLANNING

221 m² (2,379 ft²)

**90-92 Poulton Road
Southport
PR9 7BW**

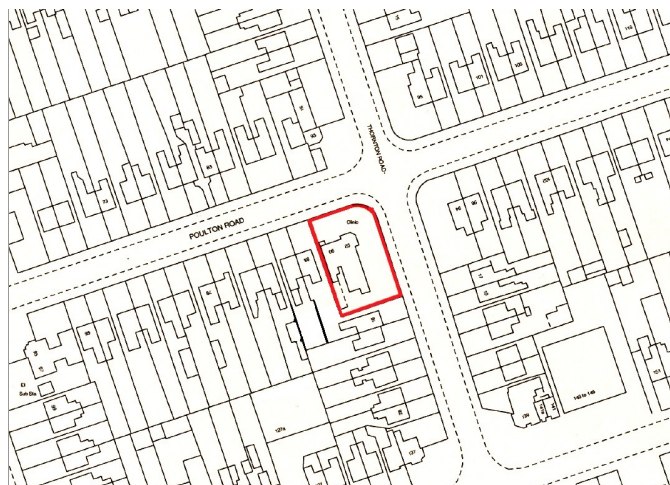
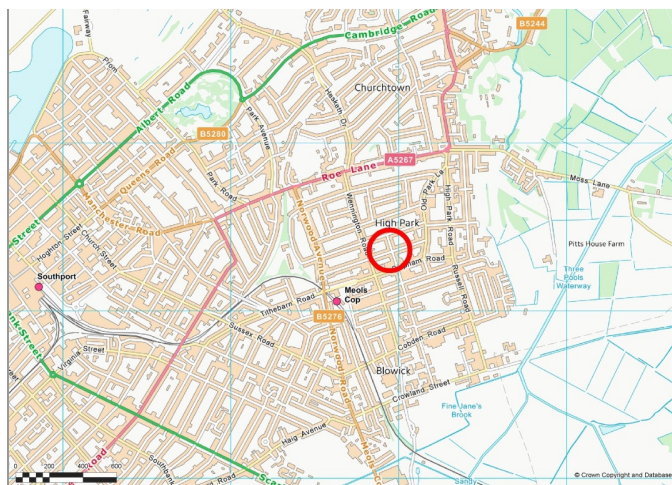
- Substantial detached corner property
- Deceptively large accommodation
- Popular residential area to the east of Southport adjacent to Highpark local centre
- Suitable for a range of uses S.T.P.

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Location

The property is situated in a prominent location at the junction of Poulton Road and Thornton Road close to Highpark local centre which includes a range of local amenities and transport links. Southport Town Centre lies approximately 1.5 miles to the west with Meols Cop railway station within a short walk to the south west.

Description

A substantial detached former NHS clinic being of brick construction beneath pitched slate and flat felted roofs. Internally the accommodation is arranged over 2 floors being mainly cellular consisting a range of consultation rooms in addition to kitchen and WC facilities.

The property benefits from gas fired central heating, predominantly UPVC double glazing and LED strip lighting.

Externally the property offers an enclosed yard area in addition to a substantial car park with entrances from both Thornton and Poulton Road providing approximately 10 – 12 vehicle spaces.

Accommodation

The premises extend to the following gross internal floor areas:

	m ²	ft ²
Ground floor	136	1,464
First floor	85	915
Total	221	2,379

Tenure

The property is held freehold and will be sold with the benefit of vacant possession.

Title information is available upon request.

Services

We understand that all mains services are available to the premises including electricity, gas, water and drainage.

We would advise interested parties to make their own separate enquiries in this regard, particularly in relation to capacities if redevelopment is proposed.

Rating

The premises have a rateable value of £16,500 (Clinic and premises).

Interested parties are, however, recommended to make their own enquiries with the local rating department at Sefton Borough Council (tel. 0151 934 4360).

Planning

The premises are located within the urban settlement in a predominantly residential area previously used as an NHS clinic and therefore benefit from planning consent generally falling within class D1 of the Town & County Planning (Use Classes) Order 1987 (as amended).

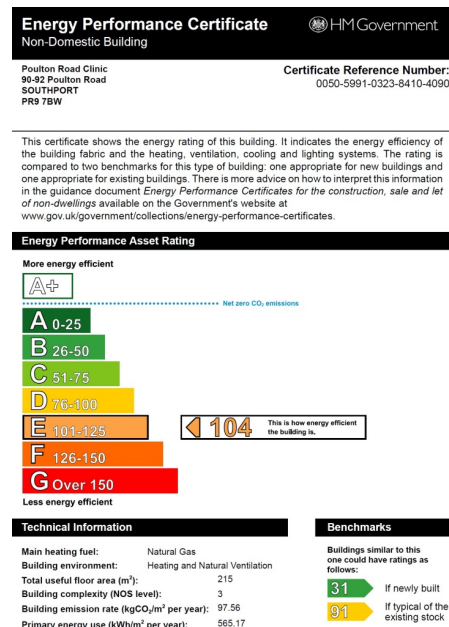
A pre application enquiry has been made including the preparation of 2 alternative developments; one for houses and one for apartments which are available upon request although we would stress this isn't definitive and alternative uses may be acceptable subject to securing the appropriate consents.

Interested parties are advised to make their own enquiries of the local planning authority, Sefton Borough Council (tel. 0151 934 4360).

Asking Price

Offers Invited.

Energy Performance Certificate



VAT

We understand that the purchase price will NOT be subject to VAT.

Overage and Claw back provisions

Standard NHS overage and claw back provisions apply to this sale with further information available upon request. Consideration will be given to a sale without this condition.

Enquiries

Further information is available via the sole agents:

Eckersley

Contact: Mark Clarkson
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