

commercial property consultants

FOR SALE



FORMER HEALTH CENTRE WITH DEVELOPMENT POTENTIAL

NIA 4,017ft² GIA 5,739ft² Site Area Approx 0.3 acres

CORNHILL CLINIC
59 CORNHILL ROAD
DAVYHULME
URMSTON
MANCHESTER M41 5SZ

- Considered suitable for conversion to residential apartments (subject to obtaining necessary consents)
- Increasingly popular and leafy suburb
- Urmston Town Centre approx. 0.5 mile away
- Manchester City Centre approx. 6 miles north east

0161 833 9797 www.wtgunson.co.uk



LOCATION

The property is located on the south side of Cornhill Road at its junction with Cornhill Avenue, in Davyhulme, Urmston, Manchester. The surrounding location is predominantly residential with a mix of semi-detached and detached housing.

Urmston Town Centre is 0.5 mile south east offering a range of retail, bars and restaurants. Urmston Railway Station is also 0.5 mile south east. Manchester City Centre is approx. 6 miles north east.

DESCRIPTION

The property comprises a substantial detached period property of brick construction beneath a pitched slate roof which has last been used as a health clinic.

Internally, the accommodation comprises a series of separate consulting rooms and offices over ground, first, second floor and basement.

Externally, there is onsite car parking.

The site has an area of approx. 0.3 acres.

PLANNING

A recent pre-planning application has been submitted for conversion to provide 8 x one bed apartments which we understand received a positive response from the local authority.

ACCOMMODATION

We have been provided with the following floor areas on a net internal basis:-

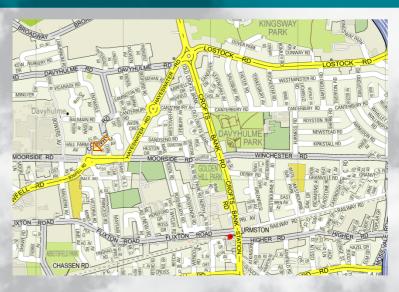
TOTAL NIA	373.19m ²	(4,017 sq ft)
First Floor Second Floor Basement	133.81m ² 49.91m ² 28.14m ²	(1,440 sq ft) (537 sq ft) (303 sq ft)
Ground Floor	161.33m ²	(1,737 sq ft)

533.15m²

ASKING PRICE

TOTAL GIA

Offers invited.



OVERAGE/CLAWBACK

NHS's standard overage/clawback provision will apply.

TENURE

The property is held freehold under title no GM842925.

EPC

A copy of the EPC is available upon request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of

Neale Sayle (email: neale.sayle@wtgunson.co.uk)

Matt Styles (email: matthew.styles@wtgunson.co.uk)

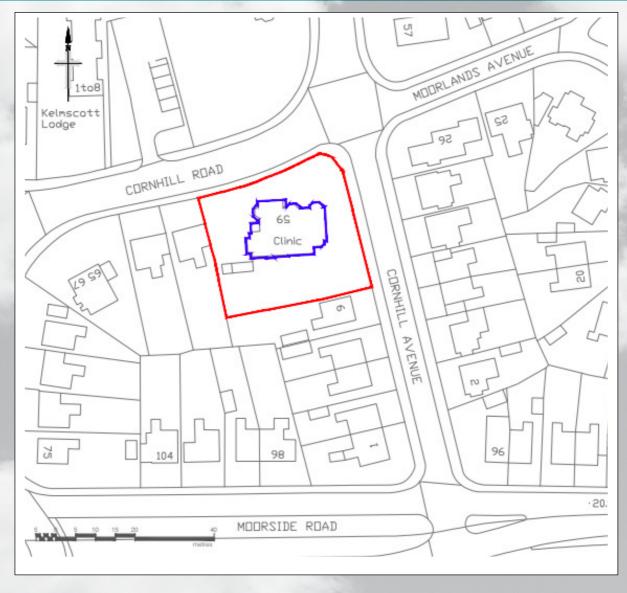
Tel: 0161 833 9797

Date of Preparation: September 2021



(5,739 sq ft)











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