

**FOR SALE**



## **FORMER HEALTH CENTRE WITH DEVELOPMENT POTENTIAL**

NIA 4,017ft<sup>2</sup> GIA 5,739ft<sup>2</sup> 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](http://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

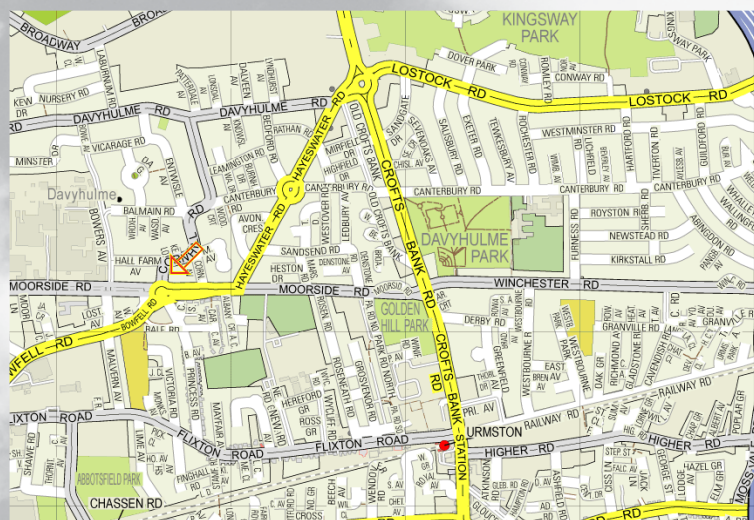
We have been provided with the following floor areas on a net internal basis:-

Ground Floor	161.33m <sup>2</sup>	(1,737 sq ft)
First Floor	133.81m <sup>2</sup>	(1,440 sq ft)
Second Floor	49.91m <sup>2</sup>	(537 sq ft)
Basement	28.14m <sup>2</sup>	(303 sq ft)

TOTAL NIA	373.19m <sup>2</sup>	(4,017 sq ft)
TOTAL GIA	533.15m <sup>2</sup>	(5,739 sq ft)

## ASKING PRICE

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](mailto:neale.sayle@wtgunson.co.uk))

**Matt Styles** (email: [matthew.styles@wtgunson.co.uk](mailto:matthew.styles@wtgunson.co.uk))

**Tel: 0161 833 9797**

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