

**FOR SALE**



## FORMER HEALTH CENTRE

Approx 8,000 Sq Ft - Site Area Approx 0.4 acres

**Little Lever Health Centre  
Mytham Road  
Little Lever  
Bolton BL3 1JF**

- May suit alternative uses eg Community Centre, Daycare Nursery, Offices etc (STP)
- Circa 27 car parking spaces

**0161 833 9797** [www.wtgunson.co.uk](http://www.wtgunson.co.uk)



## LOCATION

The property is located on the west side of Mytham Road in Little Lever, Bolton, Greater Manchester.

The surrounding area is predominantly residential. Bolton Town Centre is approx. 2 miles south east and Bury Town Centre approx. 4 miles south west.

## DESCRIPTION

The property comprises a single storey detached purpose built health centre of brick construction beneath a flat roof.

Internally the property is split into a series of consulting rooms throughout together with reception, waiting area, staff room and WC facilities.

Externally there is a secure car park with parking both to the side of the property and to the rear including circa 27 car spaces.

## ACCOMMODATION

As scaled from Google Maps, the property has an area of approx. 8,000 sq ft. Site area approx. 0.4 acres.

## ASKING PRICE

Offers invited.

## TENURE

The property is held freehold under title no GM791880.

## BUSINESS RATES

The property has a Rateable Value of £16,750. Please note small businesses may qualify for small business rates relief. Further enquiries should be made direct with the Local Authority.

## OVERAGE/CLAWBACK

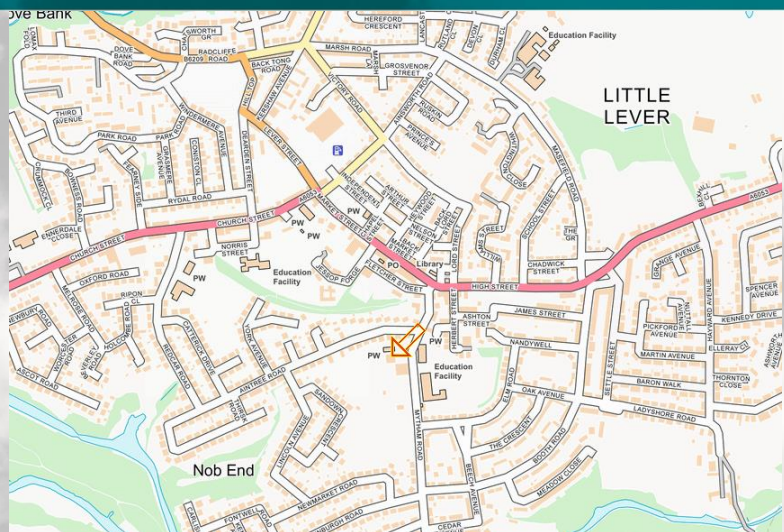
NHS's standard overage/clawback provision will apply. Further details on request.

## EPC

The property has an EPC rating of D.

## 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**  
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**Matt Styles**  
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Date of Preparation: August 2023



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 **wtgunson**  
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## TITLE PLAN

