

Auction Ends: 20/09/2023 00:00 - Bidding opens Tuesday 19th September 10:00 AM

Smallbridge Clinic, 21 Stevenson Square, Rochdale, Lancashire, OL12 9SA

Guide Price

£100,000





Property Details



Description

A single storey former medical centre extending to approximately 344 Sq M (3,709 Sq Ft) providing adaptable accommodation and offered with vacant possession. The property could suit a variety of future commercial uses or possible re-development, subject to any necessary consents. The site area extends to roughly 345 Sq M (412 Sq Yds)



Location

The site is prominently situated fronting onto Halifax Road (A58) and accessed via Wardle Road / Louise Street. The surrounding area is a mixture of residential housing and local retail premises including a convenience store and chemist. Rochdale Town Centre is located 3 miles to the south.



Accommodation

<u>Ground Floor</u>	Entrance Lobby, Reception, Office & Treatment Rooms, Kitchen, Store Areas, W.C.
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Approx Site Area



Approximately 345 Sq M (412 Sq Yds)



Planning

For any pre-application advice, interested parties should consult directly with the Local Planning Authority: Rochdale Borough Council, Planning and Development, Number One Riverside, Smith Street, Rochdale, OL16 1XU. Telephone: 0300 303 8873. Email: development.management@rochdale.gov.uk



Costs

Details of the Buyer's Premium and any additional fees payable are contained within the legal documents.



General

1. All the information provided on our website is for indicative purposes only and interested parties should refer to the contents of the legal pack and rely upon their own due diligence as a prudent bidder.
2. PLEASE NOTE BIDDING COMMENCES ON TUESDAY 19TH SEPTEMBER AND CLOSSES ON WEDNESDAY 20TH SEPTEMBER.
3. The property is entered in the 2023 Rating List as "Shop and Premises" with a Rateable Value of £11,500. The Rateable Value (RV) is not the amount payable.
4. Energy Performance Certificate = C.
5. The site plan uploaded is for indicative purposes only, interested parties should rely on the legal pack for full information.
6. Pre auction offers will not be considered on this lot.