

FOR SALE

FORMER PIKE VIEW MEDICAL CENTRE

375 SQ M (4,035 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**FORMER PIKE VIEW MEDICAL
CENTRE
ALBERT STREET
HORWICH
BOLTON
BL6 7AS**

£595,000

- **19No. On site car parking spaces**
- **Former Medical Centre suitable for a number of different uses subject to planning permission**
- **Central Location within Horwich**
- **Includes a separate one bed apartment at first floor level.**
- **£595,000 excluding VAT**



LOCATION

The property is located on Albert Street, Horwich accessed directly off Lee Lane within Horwich Town Centre. It can also be accessed off Cooper Street. There are other commercial and residential uses both on Cooper and Albert Street. (See attached location plan).

DESCRIPTION

A mainly single-storey former Doctors Surgery and Medical Centre incorporating a one bed residential first floor apartment.

The property has cavity brick elevations under a pitched slated roof and a mix of uPVC and timber doors and casement window frames; all double glazed.

Internally the property has a mix of cellular and open plan accommodation with a central corridor and rooms off. There is a sink in all the consulting rooms and plastered walls and ceilings.

Security shutters are over most external windows.

Externally there are landscaped areas together with 19No. On site car parking spaces.

Other uses such as Offices/Residential/Nursery and Leisure would be considered, subject to planning permission.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor Consulting Rooms/Waiting areas and Corridor	350	3,766
First Floor Apartment	25	269
TOTAL	375	4,035

SERVICES

All mains services connected to the property include water, gas fired central heating, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £10,000 from 1st April 2023.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

The property has an EPC rating of D(81) and is valid until 30th October 2026. A full copy of the report can be made available upon request.

TENURE

We understand the property to be held Leasehold on an 850 year lease from 11th March 1982 under Title Number GM265577.

PRICE

£595,000 excluding VAT.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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