FOR SALE FORMER PIKE VIEW MEDICAL CENTRE

375 SQ M (4,035 SQ FT)

Lamb & Swift

01204 522 275 | Iambandswift.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

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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.

Telephone: 01204 522275

Contact: Nick Swift Email: nswift@lambandswift.com

Contact: Lois Sutton Email: lsutton@lambandswift.com

Contact: Kieran Sutton Email: ksutton@lambandswift.com

Lamb & Swift Commercial 179 Chorley New Road Bolton BL1 4OZ



6.4 Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particult dimensions, reference to condition and necessary permissions for use and ecceptation and other details are given without responsibility and each of them, c] to person in the employment of Messen Lamk & Swift Commercial has any authority to make ogive any representation. ees and do not constitute nor constitute part of an offer of contract, b] Al ty and any intending pure stations or warranty what

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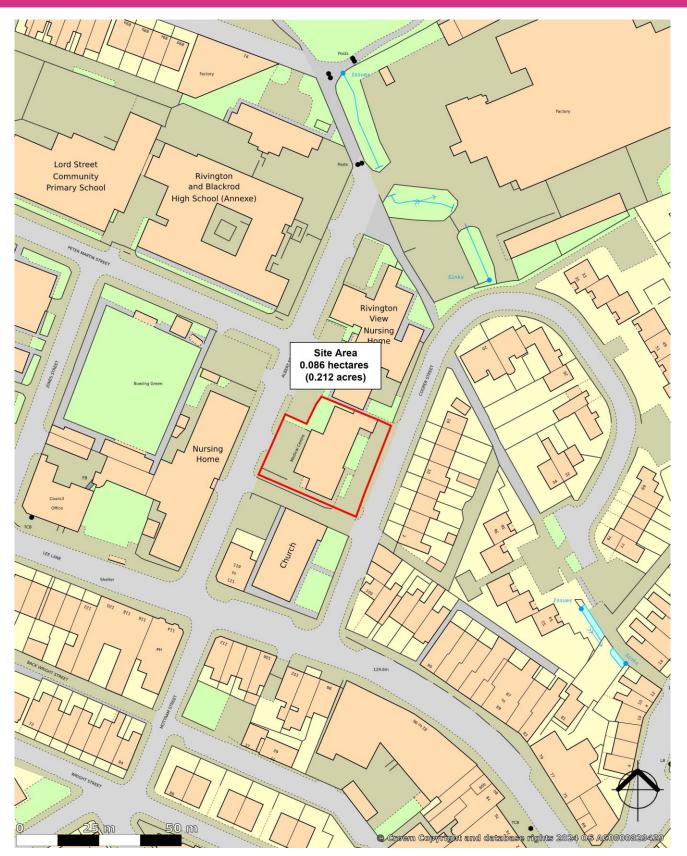




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