



**Lambert
Smith
Hampton**

0161 228 6411
www.lsh.co.uk

For Sale

Former Health Centre Premises

18 Lugsdale Road, Widnes, WA8 6DH



2,370 SQ FT (220.17 SQ M)

- Former health centre
- Self-contained yard providing parking for circa 15no. vehicles
- Mixed residential and commercial location
- Good access to M62 & M56 Motorways.
- Alternative use or redevelopment opportunities

Lambert Smith Hampton

3 Hardman Street, Spinningfields, Manchester M3 3HF T +44 (0)161 228 6411

18 Lugsdale Road, Widnes, WA8 6DH

Location



The property is situated fronting Lugsdale Road in a mixed commercial and residential area on the periphery of the retailing centre of Widnes. It is located approximately 14 miles south-east of Liverpool and xxx north of Runcorn.

Description

The property comprises a detached two storey building previously used as a health centre.

The ground floor provides an entrance with male and female WC's leading to the former reception / waiting room area. There are a further six rooms previously used as surgery / consultation rooms.

The first floor provides further consultation rooms along with a kitchen and WC. A number of these rooms benefit from a series of stores beneath the eaves.

Externally the property is situated on a self-contained site with parking for approximately 15no. vehicles.

Accommodation

In accordance with the RICS Code of Measuring Practice the Net Internal Area (NIA) is as follows:

Ground floor	134.11 sq m (1,444 sq ft)
First Floor	86.06 sq m (926 sq ft)
Total approx. N.I.A	220.17 sq m (2,370 sq ft)

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The property is entered in the 2017 Rating List as follows:

Description: Surgery and premises

Rateable Value: £11,000

The Uniform Business Rate for those properties qualifying for Small Business Rates Relief is £0.466.

Planning

All enquiries should be made to Halton Borough council on 0303 333 4300.

Tenure

We understand the property is held Freehold.

Price

Offers in excess of £100,000.

Energy Performance Certificate

The property is assessed as having a rating of D.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Alexander Blanning
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