



The Beeches Medical Centre, Ditchfield Road, Widnes, WA8 8QS

FOR SALE — INVESTMENT PROPERTY

A detached two-storey commercial property, currently operating as a doctors' surgery.

The property is located in a prominent position in the heart of Widnes and is conveniently placed within easy reach of the town centre and local transport links.

This substantial building offers flexible accommodation across two floors,

Guide Price: £495,000

LOCATION

The Beeches Medical Centre is located on Ditchfield Road, Widnes (WA8 8QS), close to Widnes town centre and within easy reach of the **A557, A562** and the wider motorway network.

The property is well served by local bus routes and is a short distance from Hough Green and Widnes train stations, offering direct links to Liverpool, Manchester and Warrington. Nearby amenities include **Widnes Shopping Park**, with national retailers such as M&S, Boots and Costa Coffee, along with supermarkets, cafés and local services in the surrounding area.

ACCOMMODATION

GROUND FLOOR

Reception

Waiting room

Room 1

Room 2

Room 3

W/C

Store/Boiler room

Room 4

Room 5

Room 6

Rear hallway

Kitchen

Room 7

Room 8

Room 9

Room 10

Back reception

Reception extension 1

Reception extension 2

FIRST FLOOR

Room 1

W/C

Kitchen

Admin room

Admin room

Front admin

DESCRIPTION

The property is arranged over two storeys and is currently used as a medical treatment centre with associated office space. The layout includes multiple reception areas, waiting room, consulting rooms, W/Cs, kitchens, admin offices and storage facilities, offering flexible accommodation suitable for a variety of commercial uses (subject to planning).

We have not been able to undertake internal measurements, but understand that the internal floor area is in the order of 3,300 sq ft (307 sq m).

The building has gas fired central heating, mains electricity and mains drainage.

Externally there is parking for about 17 cars..

OCCUPATION

The property is occupied by a medical practice on a held over commercial lease. Further details can be provided on request to qualified investors.

RATES

Halton Borough Council

Rateable Value — £10,500

VAT

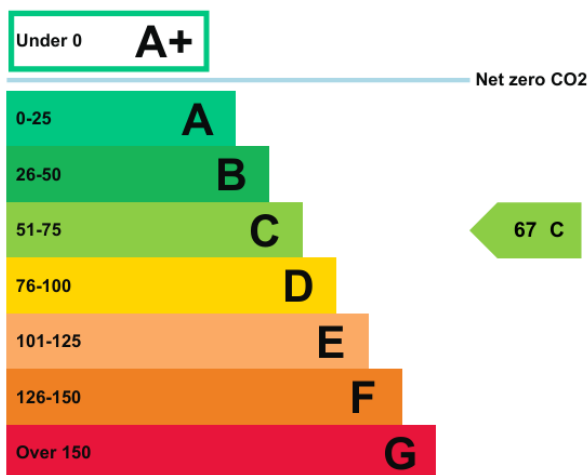
The property is not opted for VAT.

PLANNING

Intending buyers or tenants must make their own enquiries of the local authority as to the planning status

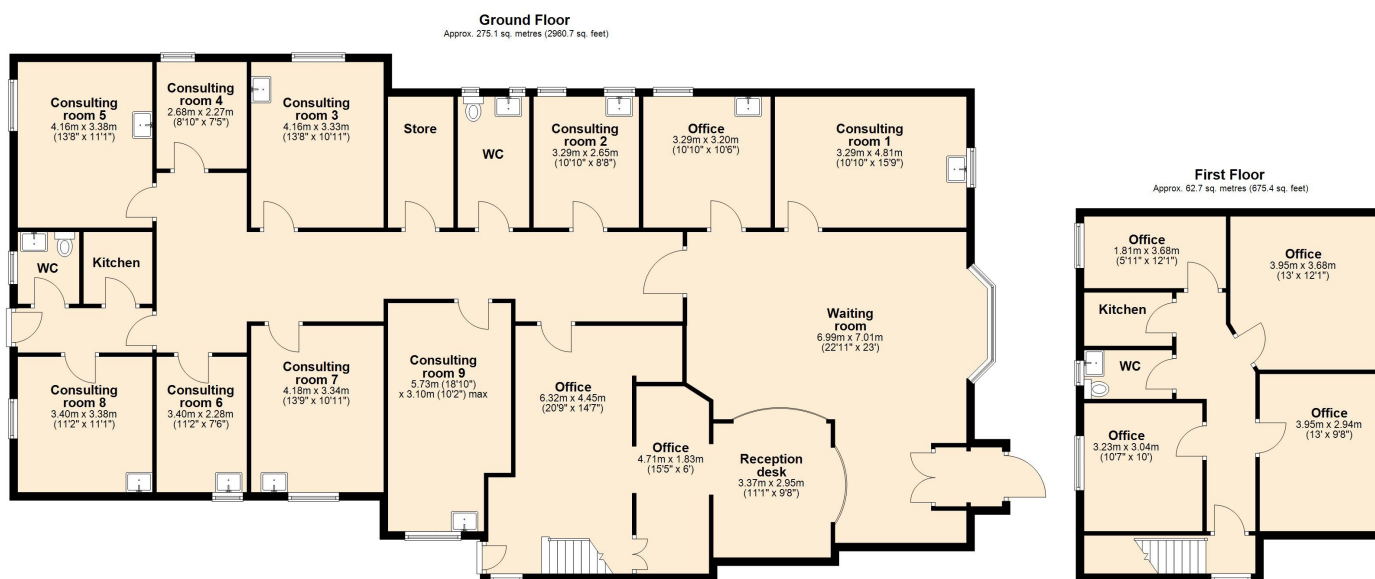
EPC

This property's energy rating is C.





FLOORPLAN



TITLE

The property is held under the following Land Registry Titles:

CH216703, CH732996 and CH734792

VIEWINGS

Strictly by appointment with the sole selling agent, call our office on 0161 941 4228

Prospective buyers are asked to respect that the property is occupied by an operating medical centre.

No unarranged access will be permitted.

Viewers will be pre-qualified. In terms of funding.

DISCLAIMER

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of V.A.T.

We have not tested any of the services and do not warrant their condition or suitability for any use.

At the date of drafting these particulars we have not been able to undertake a formal measurement of the building.

ANTI MONEY LAUNDERING

In accordance with legal requirements, prospective tenants or buyers will be required to provide proof of ID and address before any offer can be reported to solicitors.