

THE BEECHES MEDICAL CENTRE

DITCHFIELD ROAD, WIDNES, WA8 8QS



FOR SALE



Area Comments

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.



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

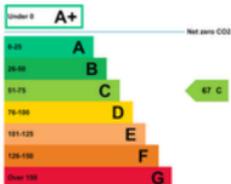
The property is not opted for VAT.

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.



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

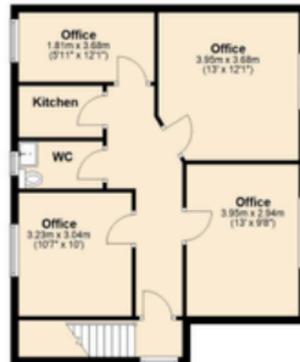
Ground Floor

Approx. 275.1 sq. metres (2960.7 sq. feet)



First Floor

Approx. 62.7 sq. metres (675.4 sq. feet)



Title

The property is held under the following Land Registry Titles: CH216703, CH732996 and CH734792

Viewings

Strictly by appointment call our office on **0161 941 4228**.

Please do not attend the site without prior appointment. The site is an operational farm so viewers must take appropriate precautions. Children will not be permitted on viewings.

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 buyers will be required to provide proof of ID and address before any offer can be reported to solicitors.

Offers

Offers must be made to the selling agent, Oakwood Property Services. Offers must include details of availability to proceed/funding and details of any conditions. The vendor reserves the right not to accept any offer made. Offers for lots will not be considered.

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 VAT. Particulars correct as at 30th October 2025.