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**FOR
SALE**



CLINIC PREMISES AND LARGE CAR PARK SUITABLE FOR A VARIETY OF USES S.T.P.

0.191 hectares (0.472 acres)

493 m² (5,307 ft²)

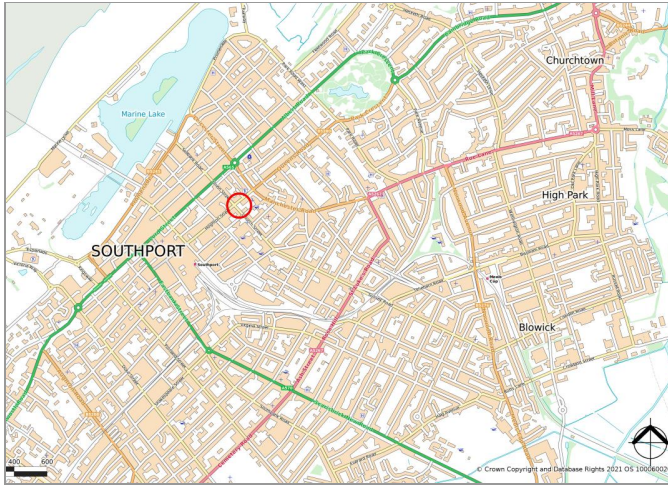
**48 - 52 Houghton Street
Southport
Merseyside
PR9 0PQ**

- Rare Substantial Freehold
- Close to Lord Street and Railway Station
- Excellent profile with crossroad location
- Car parking for circa 47 vehicles
- Suitable for a range of uses S.T.P.

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Location

The property is situated at the junction of Houghton Street and Church/Union Street close to the popular shopping area of Lord Street. Southport railway station is located circa 0.25 miles to the south.

The immediate area comprises a mix of independent and national retailers and service providers with occupiers including Sainburys and Stokers Fine Furnishing.

Southport lies approximately 3.5 miles to the south west, Ormskirk 7 miles to the south east and Preston approximately 12 miles to the north east.

Description

The property is a former NHS clinic providing accommodation over 3 floors being of brick construction beneath part pitched and flat roofs.

The accommodation is in need of refurbishment being mainly cellular offices with some training and consultation rooms in addition to staff amenity areas including kitchen and WC facilities.

Externally the property benefits from a substantial secure and dedicated car park providing approximately 47 spaces. Site and floor plans are available upon request.

Accommodation

The premises offer a net internal floor area of approximately 493 m² (5,307 ft²).

The site area has been estimated to extend to circa 0.191 hectares (0.472 acres).

Services

We understand that all mains services are available to the premises including electricity, gas, water and drainage.

We would advise interested parties to make their own separate enquiries in this regard, particularly in relation to capacities if redevelopment is proposed.

Tenure

The property is held freehold and will be sold with the benefit of vacant possession.

Further title information is available upon request.

Rating

The premises have a rateable value of £12,750 (Health centre and premises).

Interested parties are, however, advised to make their own separate enquiries with the local rating authority Sefton Council – business.rates@sefton.gov.uk.

Planning

The site and premises are currently used as an NHS clinic and offices and therefore benefits from planning consent generally falling within class E of the Town & County Planning (Use Classes) Order.

A pre application enquiry has been made for a number of alternative uses/schemes including some massing plans. We would stress these are merely indicative and alternative uses may be acceptable subject to securing the appropriate consents. Further information is available upon request.

Interested parties are advised to make their own enquiries of the local planning authority, Sefton Council – planning.department@sefton.gov.uk.

Method of Sale

Conditional or unconditional offers are invited for the freehold interest subject to the nature of the scheme.

Overage and Claw back provisions

Standard NHS overage and claw back provisions apply to this sale with further information available upon request.

Energy Performance Certificate

Energy performance certificate (EPC)		
Houghton Street Childrens Centre 48-52 Houghton Street SOUTHPORT PR8 0PC	Energy rating E	Valid until: 26 August 2029 Certificate number: 0208 2134-6830-1000-1103
Property type	B1 Offices and Workshop businesses	
Total floor area	502 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.		
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.		
Energy efficiency rating for this property		
This property's current energy rating is E.		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built ▶ 27 (B)		
If typical of the existing stock ▶ 80 (D)		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

VAT

We understand that the purchase price will NOT be subject to VAT.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson/Harry Holden

Email: mac@eckersleyproperty.co.uk
hjh@eckersleyproperty.co.uk