

FOR SALE/MAY LET



FORMER HEALTH CENTRE

356.20M² (3,834 SQ FT) Site Area Approx 0.4 acres

**STONEFIELD STREET SURGERY
21 STONEFIELD STREET
MILNROW
ROCHDALE OL16 4JQ**

- May suit a variety of different uses eg nursery, medical, offices, community centre (STP)
- Junction 21 of M62 motorway less than 1 mile to the south
- Milnrow Metrolink Station less than 0.5 miles to the west

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located on the south west side of Stonefield Street in Milnrow, Rochdale. Junction 21 of the M62 Motorway is less than 1 mile to the south. Milnrow Metrolink Station is less than 0.5 miles to the west. Milnrow is situated 2 miles east of Rochdale and 10 miles north east of Manchester.

DESCRIPTION

The property comprises a single storey detached purpose built health centre of brick construction beneath a pitched tiled roof.

The property is split into a series of consulting rooms together with an open plan reception area, open plan office and WC/kitchen facilities. In addition, there is a small portacabin office to the rear of the property.

Externally, there is a car park to the rear with c25 car spaces.

ACCOMMODATION

As measured on a gross internal basis, the area is as follows:-

356.20m² (3,834 sq ft)

Site area approx. 0.4 acres.

TENURE

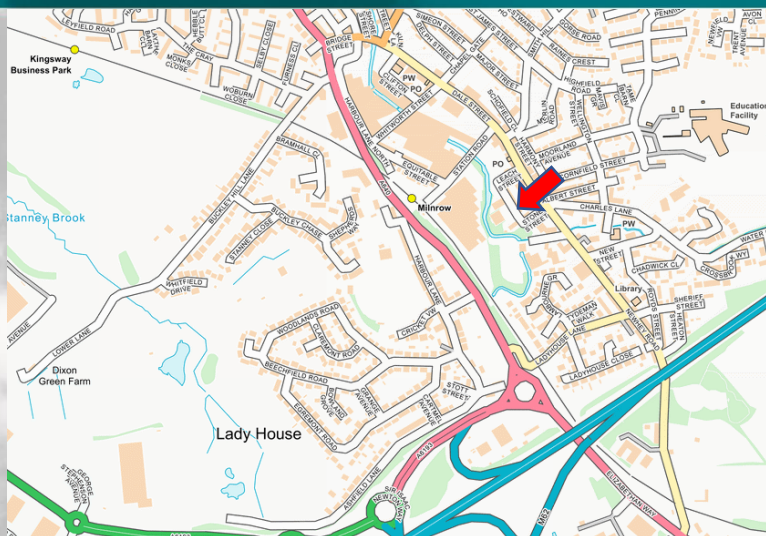
The property is held part freehold, part long leasehold for a term of 999 years under Title Nos GM605777 and GM618817.

PURCHASE PRICE

Offers in the region of **£325,000**.

LEASE

Our client may consider a lease based on fully repairing and insuring terms for a term of years to be agreed. Rent on application.



BUSINESS RATES

The property has been assessed for rating purposes at RV £13,500. Please note small businesses will likely qualify for small business rates relief. Further enquiries should be made direct with the local authority.

EPC

A copy of the EPC is available on request.

VAT

We are informed that VAT is not applicable.

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of

Neale Sayle
(email: neale.sayle@wtgunson.co.uk)

Matt Styles
(email: matthew.styles@wtgunson.co.uk)

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Date of Preparation: October 2023

