



### Tenure

Freehold.

### Location

The property is located on the south side of Poulton Road, immediately to the west of its junction with Thornton Road. Local shops and amenities are available in the immediate vicinity, with the further and more extensive amenities of Southport town centre being accessible approximately 1.5 miles to the west. Liverpool, Preston and Manchester are to the south, north-east and south-east respectively. Rail services run from Meols Cop Station and the nearby A570 provides access to the M58 Motorway. Southport beach and sea front are to the west and Hasketh Park is also close by.

### Description

The property comprises a detached former health centre and offices arranged over ground and first floors beneath a pitched roof. The property benefits from an extensive parking area to the front and side. The property may afford possible potential for change of use to either residential or other uses such as a children's nursery, subject to obtaining all necessary consents.

### Accommodation

Reception Area and Waiting Area, Clinical Rooms/Offices, WCs  
**Gross Internal Area Approximately 221.11 sq m (2,380 sq ft)**  
**Site Area Approximately 0.064 Hectares (0.159 Acres)**

### Planning

Local Planning Authority: Sefton Council.  
 Tel: 0345 140 0845.

The property may afford possible potential for change of use to either residential or other uses such as a children's nursery, subject to obtaining all necessary consents.

A copy of the Council's response to a Pre-Application Enquiry, which supports the principle of future residential use, is available for inspection within the legal pack.

### VAT

VAT is NOT applicable on this lot.

## Southport

**Poulton Road Clinic,  
 90-92 Poulton Road,  
 Merseyside  
 PR9 7BW**

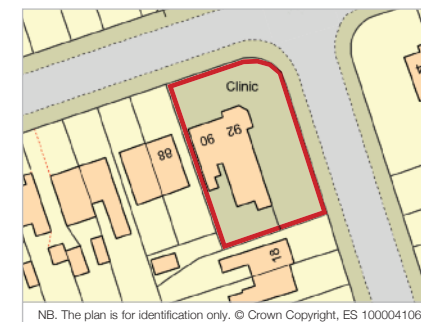
- **A Freehold Detached Former Health Centre and Offices extending (GIA) to Approximately 221.11 sq m (2,380 sq ft) with Car Park**
- Occupying a Site extending to Approximately 0.064 Hectares (0.159 Acres)
- Possible potential for Change of Use to either Residential or other uses such as a Children's Nursery, subject to obtaining all necessary consents
- Council Response to Pre-Application Enquiry Available

## Vacant Possession

**ON THE INSTRUCTIONS OF  
 NHS PROPERTY SERVICES**



**Property Services**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 1.00 – 1.30 p.m. These are open viewing times with no need to register. (Ref: MW)

### Seller's Solicitor

Messrs Bevan Brittan (Ref: R.Harrison).  
 Tel: 0117 918 8500.  
 Email: nhspsauctions@bevanbrittan.com

**VACANT – Freehold Building and Site**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.