

Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

Part of Greasby Health Centre 123 Greasby Road Wirral CH49 3AT



Description

The property comprises part of Greasby Health Centre serving 6,550 patients and is adjacent to McKeevers Chemist. The property benefits from a communal car park, communal entrance and reception area with various treatment and office rooms totalling 168m² (1,814.4 ft²). The property is suitable for a variety of uses however would be more suited to medical use due to the fit-out of the building.

Location

The property is located between Frankby Road and Greasby Road, a short distance from the Red Cat, Sainsbury's Local and Vets For Pets as well as The Greasby Centre and Greasby Library. The property is near a bus route and has access onto both Greasby Road and Frankby Road.

0151 647 9272

<https://www.smithandsons.net/>

Part of Greasby Health Centre 123 Greasby Road Wirral CH49 3AT

Rental Price

Price On Application

Accommodation

Store	3.54m ²	168.7ft ²
Office	34.7m ²	337.3ft ²
Treatment Room	11.5m ²	123.7ft ²
Office	17.13m ²	184ft ²
Office	19.35m ²	208ft ²
Reception	8.07m ²	86.8ft ²
Waiting Area	19.3m ²	207.6ft ²
Treatment Room (1)	17.1m ²	184ft ²
Treatment Room (2)	15.33m ²	165ft ²
Office	13.88m ²	149.3ft ²

Communal entrance

Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rent quoted are exclusive of VAT

Tenure

The property is available by way of a new F R & I Lease

Rating Assessment

Rateable Value	£9,500
Rates Payable for the period 20 July 2025 to 1st April 2026	£3,311.86

Other Info

Service Charge: For the period 1st September 2025 to 31st August 2026 the annual service charge is £8,181.70

Strictly by arrangement agent. Contact :



Tom Carew
Commercial Agency
E: tcc@smithandsons.net
T: 0151 647 9272

0151 647 9272

<https://www.smithandsons.net/>

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.