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.

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Rental Price
Price On Application

Accommodation

Store	3.54m²	168.7ft²
Office	34.7m²	337.3ft²
Treatment Room	11.5m²	123.7ft²
Office	17.13m²	184ft²
Office	19.35m²	208ft²
Reception	8.07m²	86.8ft²
Waiting Area	19.3m²	207.6ft²
Treatment Room (1)	17.1m²	184ft²
Treatment Room (2)	15.33m²	165ft²
Office	13.88m²	149.3ft²

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 :



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Commercial Agency
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