



**Lambert
Smith
Hampton**

0161 228 6411
www.lsh.co.uk

On the instructions of



Property Services

For Sale

Development Opportunity

Upton Clinic, Chester

Weston Grove, Upton, Cheshire, CH2 1QJ



- 0.09 Ha (0.22 Acres)
- Potential for redevelopment for alternative uses subject to planning
- Popular residential location
- Prominent corner site adjacent to local centre

Lambert Smith Hampton

3 Hardman Street, Spinningfields, Manchester M3 3HF T +44 (0)161 228 6411

Weston Grove, Upton, Cheshire, CH2 1QJ

Location

Upton clinic sits on the corner of Weston Grove and Newhall Road, in Upton approximately 2 miles to the north of Chester City Centre. Weston Grove provides access to the A41, which in turn provides access to the M53.

The surrounding area is predominantly residential, although the property is bounded by a primary school to its eastern boundary and a local centre (including Tesco express) lies on the western side of Newhall Road

Description

The property consists of a single story former NHS clinic with ancillary car parking to the rear, sitting in between the clinic building and the adjacent primary school. The site is accessed from Newhall Road. We have been provided with internal plans of the building which provide a Gross Internal Area of approximately 3,975sq.ft.

The car park to the rear is not shown as wholly within NHS Property Services ownership, however, work is currently underway to identify ownership as the car park has been in use by the clinic for a number years.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

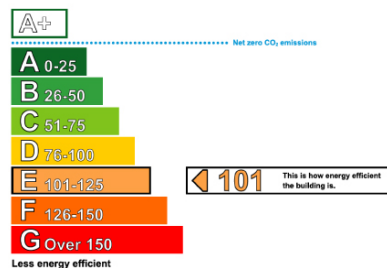
Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

We understand that the property has a current rateable value of £6,600. All interested parties should make their own enquiries in order to satisfy themselves as to any rates liability.

EPC



Tenure

The site is held freehold by NHS Property Services Ltd under title number CH368833. This is shown edged in red on the site plan to the rear of this brochure.

The car park to the rear of the site is registered under a separate title. NHS Property Services is currently investigating the ownership, this is marked in blue on the site plan.

Planning

We understand that the site is not allocated within the current Cheshire West Development Plan. All interested parties should make their own enquiries of the Local Planning Authority at Cheshire West and Chester.

Offers

Offers are invited for our client's freehold interest. All offers should be submitted in writing to NHS Property Services Ltd by 12.00 on Friday 18th September 2015.

The address for the submission of offers will be provided to those registering their interest with Lambert Smith Hampton.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Phil Crowther

Lambert Smith Hampton

01612427056

pcrowther@lsh.co.uk

Weston Grove, Upton, Cheshire, CH2 1QJ

Car park to rear of building



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Reception



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Weston Grove, Upton, Cheshire, CH2 1QJ

Site and Location Plan

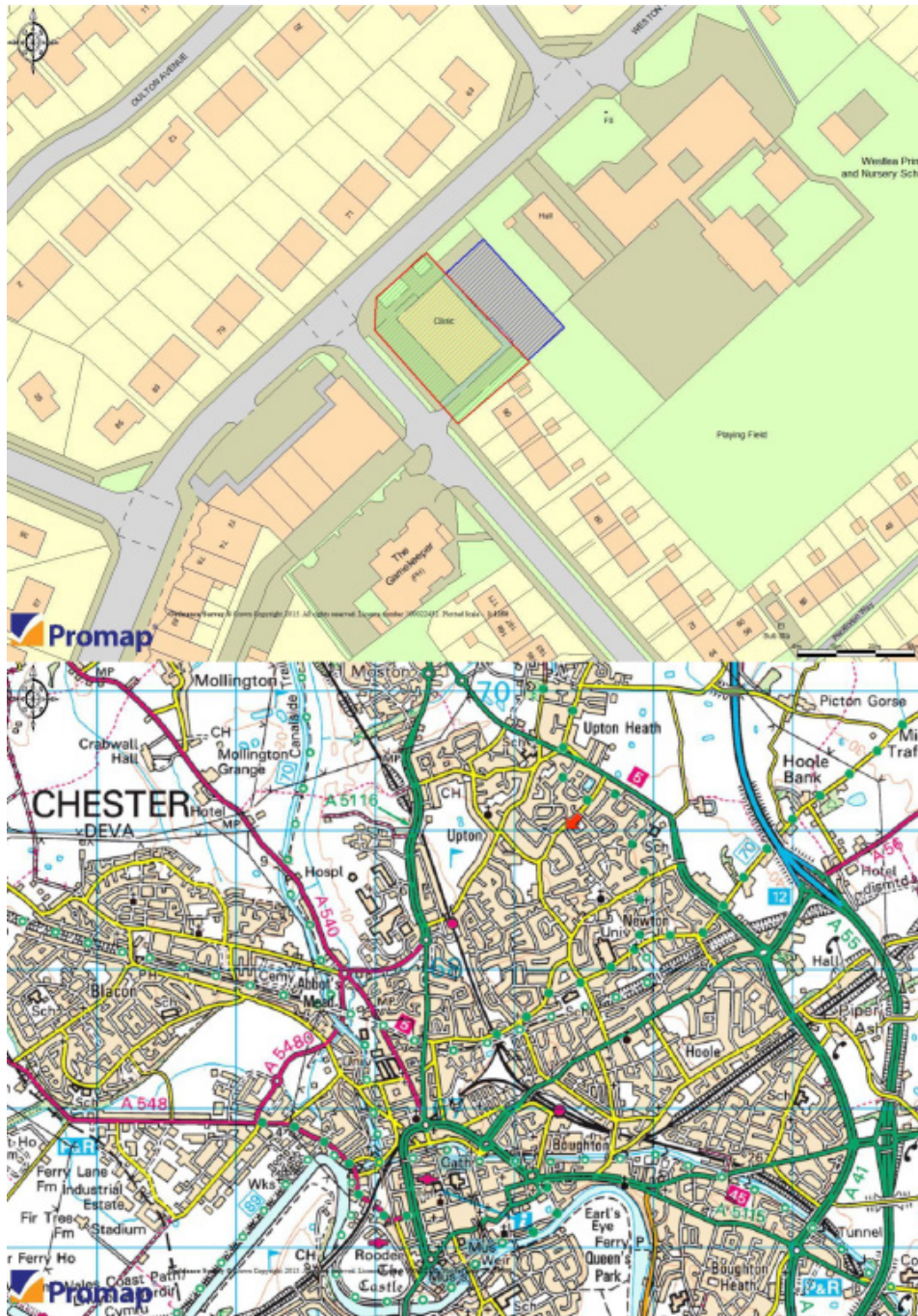


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August 2015

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