

**FOR SALE (Leased GP Practice)**  
Hall Street Medical Centre, 28-30 Hall Street, St Helens,  
WA10 1DW



**INVESTMENT  
OPPORTUNITY**



## HALL STREET MEDICAL CENTRE, 28-30 HALL STREET, ST HELENS DESCRIPTION

Hall Street Medical Centre comprises a pair of converted mid-terraced properties understood to be constructed in around 1890 and subsequently converted for use as a doctor's surgery and extended in 1984. The building is of traditional brick construction - solid and cavity under a pitched slate with part concrete tile covered roof. The windows are predominantly uPVC and double glazed, a minority being single glazed. Internally, floors to the patient areas generally have cleanable coverings, some with infection control seals. Fit out is to a good standard. The property has full gas central heating and air conditioning units have been installed. The current EPC rating is 'E' (<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0496-2826-5530-0100-4403>)

### TENURE

Long Leasehold. 900 years effective 01 November 1877. We are advised that the ground rent has not been demanded for many years and that previously it was circa £15 per annum.

### LOCATION

The Property is well located in a mixed commercial area on Hall Street in St Helens town centre, a short walk from St Helens Central railway station and St Helens bus station. St Helens itself is situated in Merseyside approximately 15 miles east of Liverpool city centre.

### PRACTICE PROFILE

The practice operates from the Hall Street Medical Centre site. The patient list size is approximately 4,800 and there are currently 2 GPs practicing on site. The practice is a "training practice" and is registered under General Medical Services (GMS) to offer agreed services. Current CQC rating is "Good".

### ACCOMMODATION & FLOOR AREAS

The building is two storeys plus a basement. The accommodation briefly comprises a reception area, waiting room, 6 clinical rooms (both consulting and treatment rooms), offices, staff areas, patient and staff WCs (including disabled user WC) and stores. Externally to the rear of the building there is a parking area for approximately 4 vehicles. The Current Market Rent reimbursement to the practice is understood to be based on a Net Internal Area (NIA) of 260.39 sq m (GF of 141.27 sq m and FF of 119.12 sq m).

### THE LEASE & RENT PASSING

The current lease rent is **£27,400 per annum** and effective from 19 March 2021. The lease (approved by the CCG) is for a term of 15 years effective from 19 March 2021 and subject to 3 yearly rent reviews (upwards or downwards but never below the initial rent) on tenant's IRI terms with tenant only break clauses at year 3 and year 8 (and in the event NHS funding or GP contract ceases). There are 2 GPs as tenants on the lease. A copy of the lease is available on request.

### TERMS

Offers for the long leasehold interest are invited at or above **£325,000**.

**For all enquiries and further information please contact sole agents:**

**James Williams**

Director

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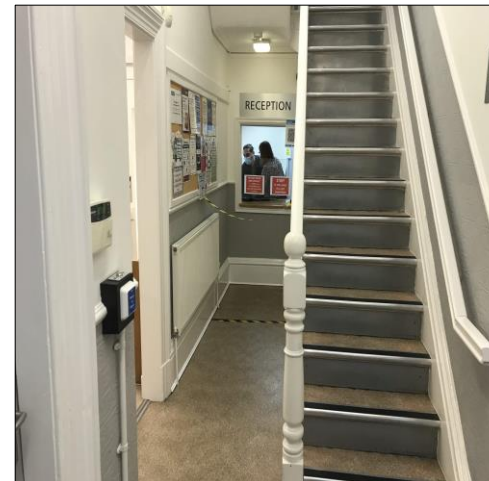
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Property Interior



Property Interior



OS Extract

*Disclaimer: these particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract*

