

**For Sale**



**109-111 Windermere Road**

**Middleton, Manchester M24 5WF**

Medical investment/development opportunity

**PARKINSON**  
REAL ESTATE ● ● ● ●

e: [info@parkinsonre.com](mailto:info@parkinsonre.com)

w: [parkinsonre.com](http://parkinsonre.com)

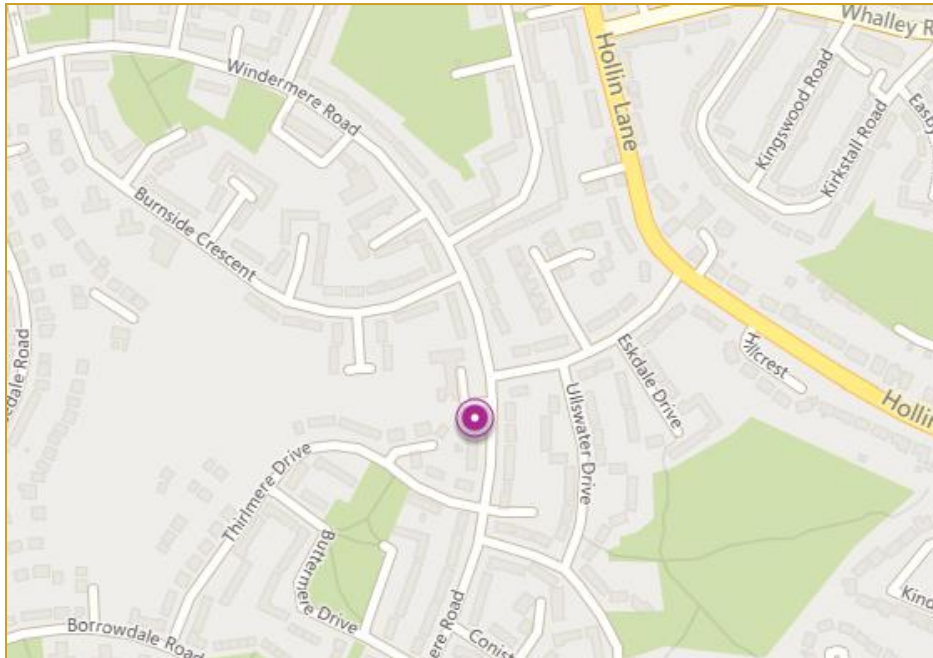
## Key Highlights

- **Medical investment or development opportunity**
- **Well presented & maintained**
- **Producing a current income of £22,000 p.a.**
- **Pair of former semi-detached residential dwellings converted into a doctors surgery**



## Location

The property is located in Middleton, a suburban town within Greater Manchester, approximately 5 miles north of Manchester city centre. Middleton is a well-connected area, benefiting from excellent transport links, including proximity to the M60 and M62 motorways, providing convenient access to Manchester and surrounding towns. The area is also served by several bus routes, offering regular services to key destinations across the region. Middleton is known for its blend of residential, commercial, and community-focused amenities. The town centre features a variety of shops, supermarkets, and independent businesses, catering to the daily needs of residents. Middleton Arena, a prominent leisure and cultural venue, offers sports facilities, live performances, and events throughout the year. The surrounding area comprises a mix of traditional housing stock, new residential developments, and local conveniences, including schools, healthcare facilities, and recreational spaces. With its balance of suburban charm and proximity to Manchester's bustling city centre, Middleton is a sought-after location for both residents and businesses.





## Description

The property occupies a prominent position within Middleton, set within a primarily residential area and comprises a pair of former semi-detached dwellings that have been converted into a single property that has most recently been used as a doctors surgery.

The property, which benefits front and rear gardens has good potential for conversion back into two self-contained 3 bedroom semi-detached dwellings subject to the necessary consents.



## Accommodation

The premises provides for the following accommodation on a gross internal area basis

	SQM	SQFT
Ground Floor	135.6	1,460
First Floor	84.8	913
<b>Total</b>	<b>220.4</b>	<b>2,373</b>



## Rating

	Rateable Value	Estimated Rates Payable
Surgery & Premises	£14,500	£7,235.50 p.a.



## Price

£240,000



## Tenure

We are informed the property is held freehold under title number M731499.



## Tenancies

The property is let to a private individual at £22,000 per annum on a 5 year lease from 22/9/2017 (Holding Over).

We have had no communication with the tenant regarding lease renewal.



## Services

We understand main services are connected to the property to include electric, water and drainage.

## Additional Plans / Photos





### EPC

The property has an EPC rating of E-108.



### VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable.

**Money Laundering Regulations** – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

**Disclaimer** - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

Subject to contract.

Ref: AG0806

Feb 2025

# PARKINSON

## REAL ESTATE

ENQUIRIES AND VIEWINGS STRICTLY BY  
APPOINTMENT WITH THE AGENTS

### Manchester Office

3<sup>rd</sup> Floor Centurion House  
129 Deansgate  
Manchester M3 3WR

T: 0161 930 8499

### Wigan Office

10 Beecham Court  
Wigan WN3 6PR

T: 01942 741800

### Preston Office

4 Winckley Court  
Preston PR1 8BU

T: 01772 876456

