

FOR SALE

ARUNDEL HOUSE, SMITHDOWN HEALTH
PARK, SMITHDOWN ROAD, LIVERPOOL,
L15 2HE

Substantial Former Healthcare Facility

- ❖ Located on Established Health Park
- ❖ Suitable for Healthcare, Office, Educational or Alternative Uses (STP)
- ❖ Potential for Residential or Student Conversion (STP)
- ❖ Freehold Interest
- ❖ Site Area Approx. 0.37 Acres (0.15ha)



LOCATION

Arundel House is situated on Smithdown Road positioned just off Smithdown Road (A562), one of the principal arterial routes connecting Liverpool City Centre with the southern and eastern suburbs.

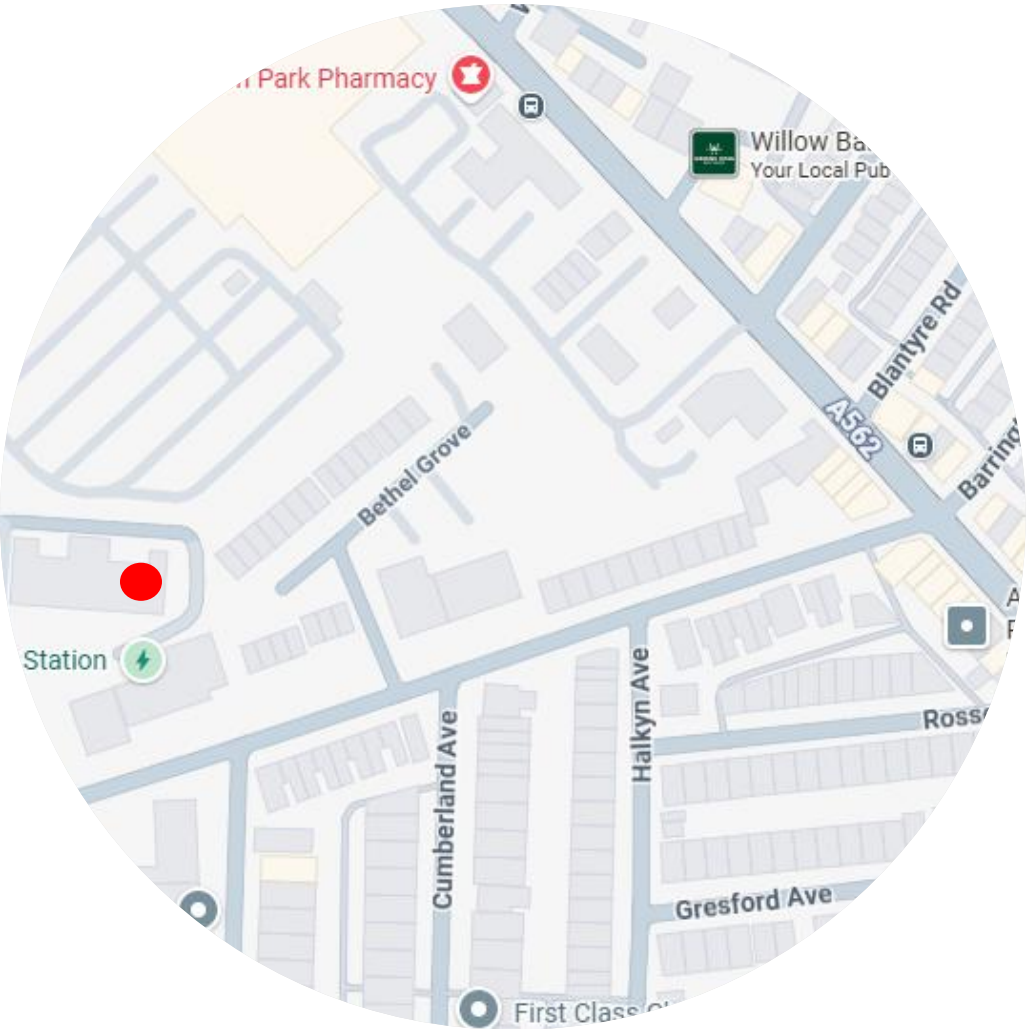
The property lies approximately 2.2 miles (3.5km) east of Liverpool City Centre behind an ASDA supermarket and adjacent to Toxteth Park Cemetery. The surrounding area comprises a mix of residential, retail and healthcare uses and benefits from strong public transport links.

Smithdown Road is a well-established student location serving both of Liverpool’s universities.

DESCRIPTION

Arundel House comprises a detached two-storey brick-built building beneath a pitched slate roof with later flat-roofed extensions to either end.

The property formerly formed part of Sefton General Hospital and has most recently been used for mental health services. The building has been vacant since April 2025 and is now offered with vacant possession.



Internally, the accommodation provides a mix of:

- Reception and waiting areas
- Consulting and therapy rooms
- Offices and meeting rooms
- Staff facilities and kitchens
- Server room
- WC facilities and both floors

Externally, there is a small patio area to the south-west elevation. There is no designated parking included with the property, although previous occupiers shared parking within the wider health park.

ACCOMMOATION

The property extends to approximately:

1,161 sq. m (12,503 sq. ft) net internal area

Arranged over ground and first floors

SITE AREA

Approximately: 1,509 sq. m (0.37 acres)

TERMS

The property is available freehold with vacant possession.

Offers invited in excess of £500,000



RATEABLE VALUE

The property has a 2026 Rateable Value of £94,000, increased from £74,000.

Please note that this assessment currently includes the neighbouring clinic. Following the proposed sale and separation of the clinic element, the Rateable Value will be subject to reassessment.

Interested parties should not rely on the existing Rateable Value as applying solely to the property offered and are advised to make their own enquiries with the local Rating Authority.

VAT

We understand the property is not elected for VAT. Purchasers should confirm this position independently.

LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs.

EPC

An Energy Performance Certificate is to be confirmed. Further details available upon request.

AML

In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide satisfactory identification and proof of funds documentation.



VIEWING

All arrangements to view the premises are strictly by prior arrangement with Keppie Massie

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Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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