

FOR SALE

HARTINGTON ROAD CLINIC, LESSEPS
ROAD/HARTINGTON ROAD, LIVERPOOL,
L8 0SG

Detached Former Clinic/Office Building

- ❖ Self-contained site with rear car park/yard
- ❖ Suitable for office, clinical or potential alternative uses (STP)
- ❖ Approximately 1 mile east of Liverpool City Centre
- ❖ Dual access from Hartington Road and Lesseps Road
- ❖ Vacant possession



LOCATION

The property is situated on the westerly side of Hartington Road close to its junction with Lesseps Road, with a predominantly residential and secondary retail area. Smithdown Road (A562) lies directly to the north, providing strong local amenities and transport links.

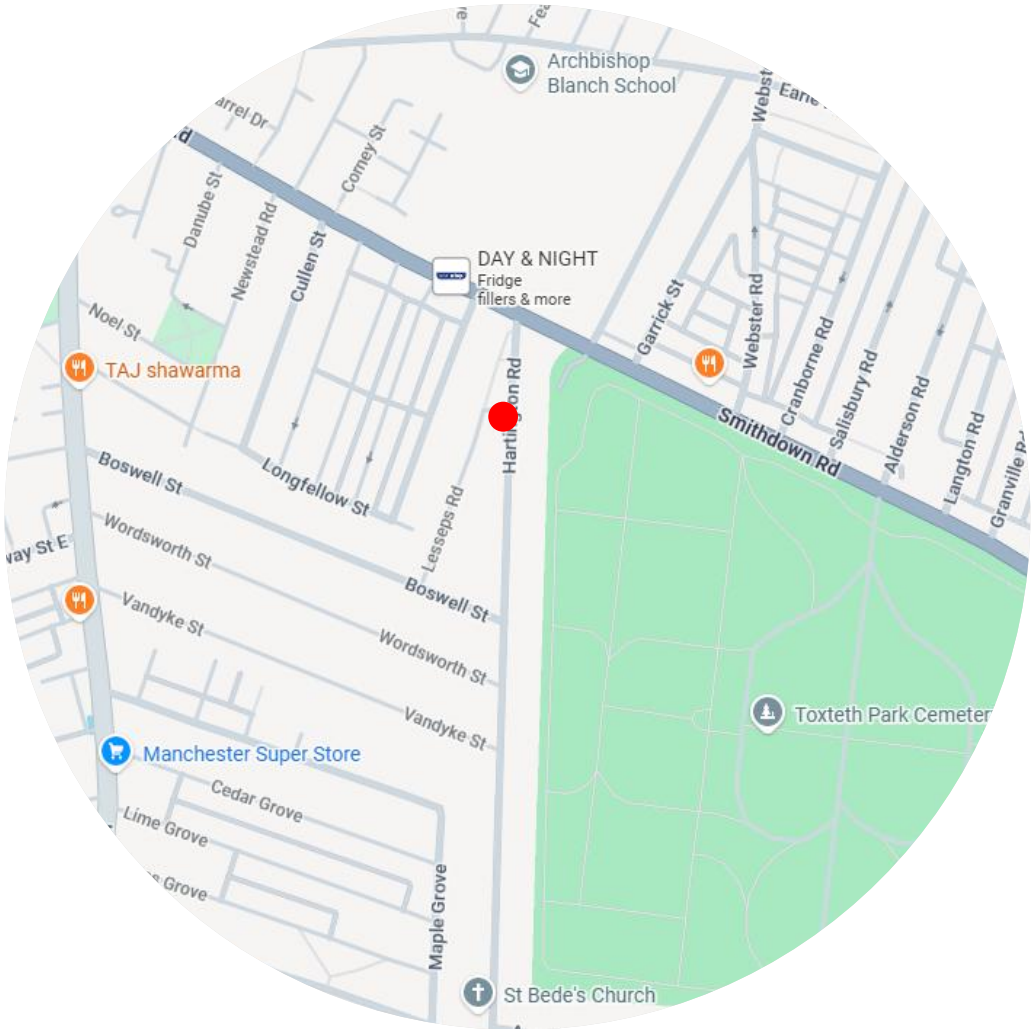
Liverpool City Centre is approximately 1 mile to the west.

DESCRIPTION

A detached two-storey multi-purpose clinic/offices building of brick construction with flat roof, believed to be approximately 50 years old.

Internally the accommodation provides a mix of open plan and cellular rooms, suitable for office or clinical use. Specification includes:

- Carpet, tile and linoleum floor coverings
- Suspended ceilings with LED lighting
- Gas-fired central heating
- WC facilities on each floor
- UPVC double glazing throughout.



To the rear (southerly elevation) is a small car park/yard area with dual access/egress onto Lesseps Road and Hartington Road.

ACCOMMOATION

The property provides the following approximately floor areas (measured in accordance with the RICS Code of Measuring Practice, 6th Edition):

Ground Floor: 190.7 sq. m (2,052 sq. ft)

First Floor: 212.8 sq. m (2,290 sq. ft)

Total: 403.5 sq. m (4,343 sq. ft)

TERMS

The property is available by way of disposal of the long leasehold interest.

PRICE

Offers invited in the region of £400,000.

RATEABLE VALUE

The rateable value from 1 April 2026 is £16,500, this is not the amount you pay. Interested parties are advised to make their own enquiries with the Valuation Office Agency to confirm the current rateable value and rates payable.



VAT

We understand the property is not elected for VAT. Interested parties should verify the position as part of due diligence.

LEGAL COSTS

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

EPC

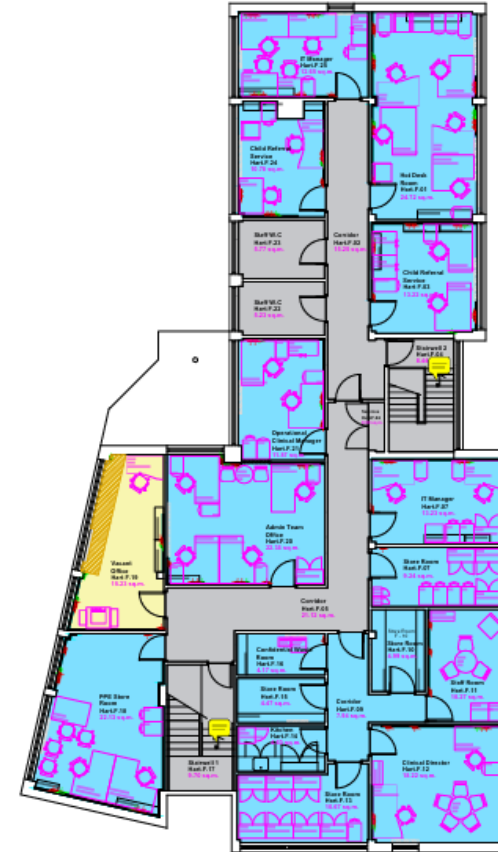
An Energy Performance Certificate is available upon request.

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

commercial@keppiemassie.com
Tel: 0151 255 0755

timgarnett@keppiemassie.com
07852 240103



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1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
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 8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
 9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.
- As a regulated RICS firm, we have in place a Complaints Handling Procedure which meets the regulatory requirements. Please see <http://www.keppiemassie.com/CHP>

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.

Date of Publication: February 2026– VP.1