PROPERTY CENTRE

For Sale

FORMER MEDICAL CENTRE · 4,746 SQ FT
GROUND & FIRST FLOOR · 6 PARKING SPACES



CHADWICK STREET

Former Moreton Medical Centre

CHADWICK STREET, MORETON
WIRRAL CH46 7XA

OFFICE · RETAIL · HEALTHCARE · EDUCATION

GUIDE PRICE	PRICE PER SQ FT	EPC
£450,000	**£94.82**	**C**
plus VAT	on 4,746 sq ft	energy rating

THE OPPORTUNITY //

A large standalone building in the centre of Moreton, last used as Moreton Medical Centre. Ready for an owner-occupier, an investor looking to let it, or a buyer wanting to reposition it.



KEY FEATURES

- **4,746 sq ft** (441 sq m) over ground and first floors.
- **Six parking spaces** at the front of the building.
- Demountable partitions, so the layout can be opened up or reconfigured.
- **EPC rating C**, so it can be let now without upgrade works.
- **Stair and lift core**, so both floors are fully accessible.
- Consulting rooms, staff areas and kitchens already in place.
- Suits **single or multiple occupancy**, e.g. floor-by-floor lets.
- **0.5 miles** from Moreton Merseyrail station, close to the M53.

SUITABLE FOR

Medical and healthcare — GP, dental, physio, clinic

Offices — single HQ or suites

Retail and showroom

Education and training

Nursery or day care

Gym or wellness studio

Subject to any necessary consents. Most of these uses fall within Use Class E; buyers should make their own planning enquiries.

ACCOMMODATION //

An L-shaped building over ground and first floors, with a central stair and lift core. Demountable partitions let a buyer keep the existing consulting rooms or open the space up.

Floor	Description	sq ft	sq m
Ground	Reception, consulting rooms, kitchen	2,393	222
First	Consulting rooms, staff areas, kitchen	2,353	219
TOTAL		**4,746**	**441**

Areas approximate. External: six surface car parking spaces at the front. Floor plans on page 4.

SPECIFICATION

- Passenger lift to first floor
- Kitchen facilities
- Six private parking spaces
- Demountable partitioning
- Staff and consulting rooms
- EPC rating C







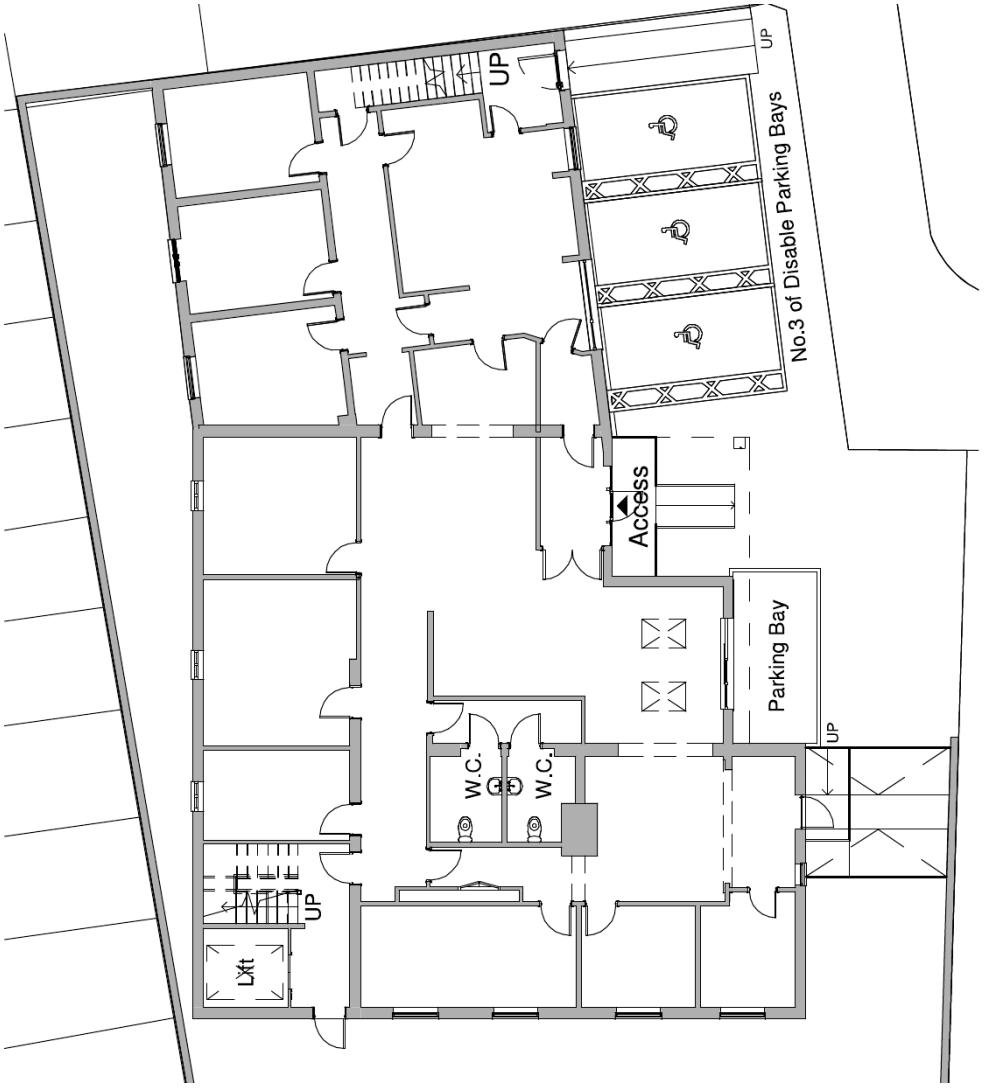
PROPERTY CENTRE

FLOOR PLANS //

Two floors of similar size, linked by two staircases and a passenger lift.

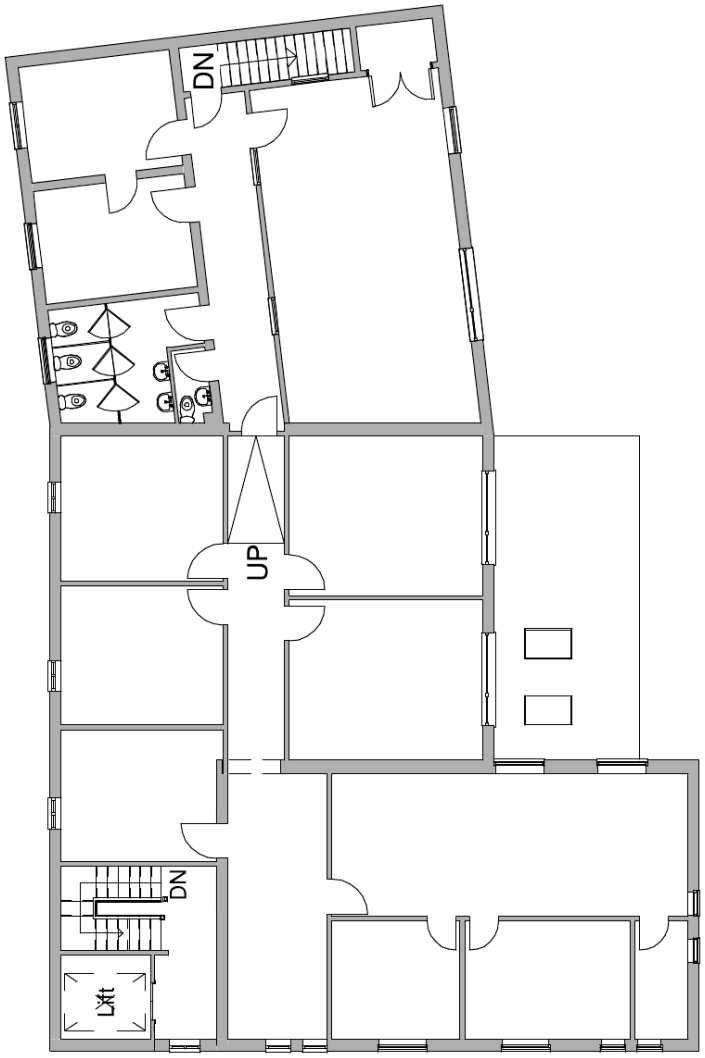
GROUND FLOOR

c.2,393 sq ft · 222 sq m



FIRST FLOOR

c.2,353 sq ft · 219 sq m



Plans for identification only, not to scale. Floor areas are approximate and apportioned from the plans.

PROPERTY CENTRE

LOCATION //

APPROXIMATE DISTANCES

RAIL

Moreton Merseyrail station	0.5 miles
Liverpool city centre by train	c.20–25 mins

ROAD

M53 motorway	c.2 miles
Birkenhead town centre	c.4 miles
West Kirby	c.5 miles
Liverpool city centre	c.8 miles

AIR

Liverpool John Lennon Airport	c.40 mins
Manchester Airport	c.60 mins



IN THE HEART OF MORETON, A FEW MINUTES' WALK FROM THE STATION AND THE MAIN SHOPPING STREETS.

The building is on Chadwick Street in central Moreton, a busy North Wirral town with established shops, health services and housing all around.

Moreton station is on the Merseyrail Wirral Line, with direct trains to Liverpool, Birkenhead and West Kirby.

PROPERTY CENTRE

MORETON & WIRRAL

Moreton is one of North Wirral's main towns, with a large residential catchment, a well-used rail station and new investment in its town centre. A central, accessible building with a lift and its own parking suits the health, education and community services a town like this needs.

320,200
Wirral residents at the 2021 Census

552,768
journeys through Moreton station in 2024/25, up 9.5% on the year

771
train services a week from Moreton station

7.4 acres
Pasture Road regeneration site in central Moreton

20,000 sq ft
Lidl store in the first phase of that scheme

80 + 45
extra care beds and new homes planned on the same site

TOWN CENTRE INVESTMENT

Wirral Growth Company, the council's joint venture with Muse, is regenerating land off Pasture Road with a new Lidl, library improvements, homes and an extra care scheme.

LOCAL DEMAND

Wirral's over-65 population grew 15.5% between 2011 and 2021, driving steady demand for clinics, therapy and care services close to home.

WIDER WIRRAL

The £4.5bn Wirral Waters scheme and the Birkenhead 2040 Framework, with 21,000 homes planned, are bringing major investment to the east of the peninsula, a short drive away.

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CHADWICK STREET, MORETON

FORMER MORETON MEDICAL CENTRE · WIRRAL CH46 7XA

FURTHER INFORMATION //

PRICE
Guide price £450,000 plus VAT (£94.82 per sq ft).

TENURE
Freehold.

PLANNING
Last used as a medical centre. Suitable for a range of uses, subject to consents.

EPC
Rating C. Certificate available on request.

BUSINESS RATES
Rateable value £28,750 (current list). Buyers should confirm rates payable with Wirral Council.

VIEWING
Strictly by appointment with the sole agent.

CONTACT //

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