

## Greenford

### Former Ravor Park Clinic, 23 Oldfield Lane South, Middlesex UB6 9LF

- **Freehold Detached Former Health Centre (D1 Use) extending to Approximately 763 sq m (8,216 sq ft)**
  - **Occupying a Site extending (GIA) to Approximately 0.115 Hectares (0.285 Acres) with Rear Garden and Off-Street Parking**
  - **Possible potential for Change of Use/Redevelopment subject to obtaining all necessary consents**
  - **Backing onto Ravor Park and within Greenford town centre**
- ## Vacant Possession

**ON THE INSTRUCTIONS OF NHS  
PROPERTY SERVICES**



*Property Services*



#### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 1.00 – 2.00 p.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Bevan Brittan (Ref: Mr R Harrison).  
Tel: 0117 918 8500.  
Email: nhspssauctions@bevanbrittan.com

**VACANT – Freehold Building and Site**



**Tenure**  
Freehold.

#### Location

The property is located on the west side of Oldfield Lane South, which runs to the north of The Broadway (B455) in the heart of Greenford. A good selection of shops is readily available along The Broadway and Greenford Road (A4127), with retailers including Tesco, Lidl and Boots. The property is conveniently located near Greenford Road (A4127), which affords access to Western Avenue (A40) and in turn the M40 and M25 motorways. Both Greenford Underground Station (Central Line) and South Greenford Rail Station are within a mile of the property, with the latter providing direct and regular services into London Paddington. Ravor Park is directly behind the property with the further open space of Perivale Park, with its sports ground and athletics track being to the east.

#### Description

The property comprises a detached former Health Centre (D1) arranged over basement, ground and first floors beneath a pitched roof. The property is internally arranged to provide a number of consulting rooms, offices and ancillary accommodation on the ground and first floors, whilst the basement comprises a boiler room and

store. Externally, the property benefits from a rear garden and off-street parking for eight cars and occupies a roughly rectangular broadly level site which extends to approximately 0.115 hectares (0.285 acres).

#### Accommodation

**Basement** – Gross Internal Area Approximately 33.82 sq m (364 sq ft)

**Ground Floor** – Gross Internal Area Approximately 411.64 sq m (4,430 sq ft)

**First Floor** – Gross Internal Area Approximately 318.03 sq m (3,422 sq ft)

**Total** – Gross Internal Area Approximately 763.49 sq m (8,216 sq ft)

**Site Area extending to Approximately 0.115 Hectares (0.285 Acres)**

#### Planning

Local Planning Authority: London Borough of Ealing.  
Tel 0208 825 6600.

The property may afford potential for change of use/redevelopment, subject to obtaining all necessary consents.

#### VAT

VAT is NOT applicable to this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.