

220  
LOT

## Accrington Former Peel House Medical Practice, Avenue Parade, Lancashire BB5 6RD



Property Services

ON THE INSTRUCTIONS OF NHS  
PROPERTY SERVICES LIMITED

### Tenure

The Health Centre Site is to be held Freehold. The Car Park Site is to be held on a lease for a term of 50 years from January 1993 (thus having approximately 28 years unexpired) at a peppercorn ground rent.

### Location

The property is situated on the south side of Avenue Parade and to the west of its junction with Park Street within a predominantly residential area to the east of Accrington town centre. An extensive range of shops and local amenities are available close by in Accrington town centre and both Blackburn and Burnley are also accessible to the south-west and north-east respectively. Local bus services run along Avenue Parade. Accrington Rail Station is also close at hand, being situated approximately half a mile to the west. The A56 and M65 Motorway are also situated close by.

A Freehold Detached Former Health Centre (D1) and adjacent Leasehold Car Park Site. Possible Potential for Change of Use or Redevelopment subject to obtaining all necessary consents

### Description

The property comprises a detached building arranged over ground and first floors beneath a pitched roof. The property was previously used as a health centre with ancillary accommodation and occupies a sloping site extending to approximately 0.059 hectares (0.146 acres). Additionally, there is a separate car park site located adjacent to the health centre which extends to approximately 0.027 hectares (0.066 acres).

### Accommodation

**Former Health Centre:**  
**Ground Floor (GIA)** Approximately 398 sq m (4,284 sq ft)  
**First Floor (GIA)** Approximately 174 sq m (1,873 sq ft)  
**Total (GIA)** Approximately 572 sq m (6,157 sq ft)  
**Site Area** Approximately 0.059 Hectares (0.146 Acres)

**Car Park Site** extending to Approximately 0.027 Hectares (0.066 Acres)

### Seller's Solicitor

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

## Vacant Possession

### Planning

Local Planning Authority:  
Hyndburn District Council.  
Tel: 01254 388111.

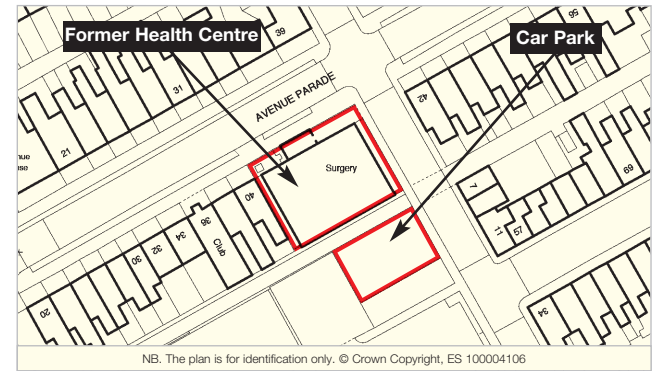
The property may afford potential for change of use or redevelopment subject to obtaining all necessary consents.

### VAT

VAT is NOT applicable to this lot.

### To View

Please email  
NHSresviewings@allsop.co.uk using  
the subject heading 'Viewings Lot 220'.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

**VACANT –  
Freehold Building and Site**

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## Nottingham 41 The Establishment, 3 Broadway, Nottinghamshire NG1 1PR

### BY ORDER OF RECEIVERS

A Leasehold Self-Contained Flat subject to an Assured Shorthold Tenancy

### Tenure

Leasehold. The property is held on a lease for a term of 999 years from 1st July 2003 (thus having approximately 987 years unexpired) at a current ground rent of £250 per annum.

### Location

Broadway is located in the city centre of Nottingham and the property is situated to the east of its junction with St Marys Gate. Nottingham city centre provides extensive facilities including a wide range of shops, schools, college, university, hospital and Nottingham Rail Station.

### Description

The property comprises a self-contained studio flat situated within a building arranged over ground and three upper floors.

### Accommodation

The property was not internally inspected by Allsop. The following information was supplied by the Vendor.



We are informed that the property provides:  
**Studio Flat Accommodation**

### Tenancy

The property is subject to an Assured Shorthold Tenancy at a current rent of £525 per calendar month.

**Current Gross Rent Reserved  
£6,300 per annum (equivalent)**

**INVESTMENT – Leasehold Flat**

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LOT

## Margate 14B Hereward House, Gordon Road, Cliftonville, Kent CT9 2DN

On the instructions of L Brooks MRICS  
and V Liddell MRICS of Allsop LLP  
acting as Joint Fixed Charge Receivers



**A Leasehold Self-Contained First Floor Flat  
subject to an Assured Shorthold Tenancy**

### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 1st January 1989 (thus having approximately 73 years unexpired) at a ground rent of £50 per annum (rising to £100 per annum).

### Location

The property is situated on the east side of Gordon Road near to its junction with Stanley Road. Local shops are available along Northdown Road whilst the open spaces of Dene Park are also accessible to the south. Margate town centre is approximately 0.5 miles to the west and provides further amenities and facilities. Margate Rail Station provides direct services to London St. Pancras whilst the A28 provides access to the M2 Motorway and Canterbury.



### Description

The property comprises a self-contained first floor flat situated within a mid terrace building arranged over ground and two upper floors beneath a pitched roof.

### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the borrower's property manager. We understand the property provides:

**Two Bedroom Accommodation**

### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of six months from 11th June 2007 at a rent of £300 per calendar month (Holding over).

**Current Gross Rent Reserved  
£3,600 per annum (equivalent)**

**Leasehold Flat**

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.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

**LOT 222 WITHDRAWN**