

## South Elmsall Former Health Centre Little Lane West Yorkshire WF9 2NJ

- **Freehold Former Health Centre**
- Located in mixed use area close to town centre
- Comprises 11,351 sq ft of accommodation with 14 parking spaces
- Asset management opportunity to relet/redevelop

### Vacant Possession

ON THE INSTRUCTIONS OF NHS  
PROPERTY SERVICES LIMITED



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NB. The Agent's board above states a Gross Internal Area.

#### Tenure

Freehold.

#### Location

South Elmsall is a town located some 20 miles south of Leeds, 7 miles south of Pontefract and 9 miles north-west of Doncaster. The town is served by the A638 approximately 4 miles west of Junction 38 of the A1(M).

The property is situated on the east side of Little Lane, close to the town centre and adjacent to a large public car park in a mixed residential/commercial area. A doctor's surgery and fire station are close by.

#### Description

The property is arranged on ground and one upper floor to provide a former medical centre, with car parking for 14 vehicles.

The property provides the following accommodation:

Ground Floor	732.1 sq m	(7,880 sq ft)
First Floor	322.5 sq m	(3,471 sq ft)
<b>Total (Net Internal)</b>	<b>1,054.6 sq m</b>	<b>(11,351 sq ft)</b>

#### Tenancy

The property is to be offered Vacant.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

EPC Rating 97 Band D (Copy available on website).

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

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