

Chatham
20 Pattens Lane,
Kent
ME4 6JS

NHS
Property Services
ON THE INSTRUCTIONS OF NHS
PROPERTY SERVICES LIMITED

Tenure
Freehold.

Location
The property is located on the west side of Pattens Lane, opposite Balfour Infant School. Pattens Lane leads to Maidstone Road (A230) to the south. The M2 Motorway (Junction 3) is accessible to the south. Local shops are available along Pattens Lane, with a more extensive range of shops and other facilities being available from Rochester and Gillingham to the north and north-east respectively. Rail services run from Chatham Station situated approximately 1.5 miles to the north and the open spaces of Jackson's Field are located nearby.

Description
The property comprises a semi-detached building arranged over ground and first floors beneath a pitched roof.

A Freehold Semi-Detached Former Care Home occupying a Site extending to Approximately 0.073 Hectares (0.181 Acres). Possible Potential for Change of Use or Redevelopment subject to obtaining all necessary consents

Externally there is parking to the front and gardens to the rear. The property was previously used as a care home and occupies a site extending to approximately 0.073 hectares (0.181 acres).

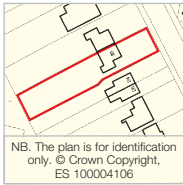
Accommodation
A schedule of Accommodation is set out opposite.

Planning
Local Planning Authority: Medway Council.
Tel: 01634 306 000.

To View
The property will be open for viewing every Tuesday and Saturday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: UD).

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

Vacant Possession



VACANT – Freehold Building and Site

Floor	Accommodation	Area (GIA)
Ground Floor	Reception Room through to Conservatory, Kitchen, Two Bedrooms with basins and a separate Shower Room with WC and basin	94.69 sq m (1,019 sq ft)
First Floor	Two Bedrooms with basins, Two Bedrooms with basins and WC, Two Further Rooms and separate Bathroom with WC and basin	81.27 sq m (874 sq ft)
Total Floor Area Approximately		175.96 sq m (1,894 sq ft)
Site Area Approximately		0.073 Hectares (0.181 Acres)



London SW9
Flats 1-8,
390-394 Brixton Road,
Brixton
SW9 7AW

Tenure
Freehold.

Location
The property is situated on the west side of Brixton Road close to its junction with Stockwell Road. A good range of shops and amenities is available along Brixton Road and in Brixton Market which are nearby. Rail and London Underground services run from Brixton Station (Victoria Line). The open spaces of Clapham Common are approximately 1.3 miles to the west.

Description
The property comprises a ground rent investment secured upon a terrace building arranged over ground, first and second floors. The building is internally arranged to provide eight self-contained flats and two shops.

Tenancies
A schedule of Tenancies is set out below

Unit	Lease Term	Current Rent p.a.
Two Ground Floor Shop Units	Each subject to a lease for a term commencing 14th June 2013 and expiring on 21st June 2945	£2,000 (total)
Flats 1, 2, 4, 5, 7 & 8	Each subject to a lease for a term of 125 years from 1st January 2013 (thus having approximately 123 years unexpired)	£300 (each)
Flats 3 & 6	Each subject to a lease for a term of 125 years from 1st January 2013 (thus having approximately 123 years unexpired)	£250 (each)

NB. The Lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

Seller's Solicitor
Freemans (Ref: GB).
Tel: 0207 935 3522.
Email: gb@freemanssolicitors.net

Total Current Rent Reserved
£4,300
per annum

INVESTMENT – Freehold Ground Rent

