

Wallasey Former Victoria Central Health Centre, Mill Lane, Merseyside CH44 5UF



Property Services

ON THE INSTRUCTIONS OF NHS PROPERTY
SERVICES LIMITED

Tenure

Freehold.

Location

The property is located to the rear of the Old Victoria Central Hospital Site, on the north-west side of Love Lane and to the north-east of Marymount Close. Love Lane leads to Oxton Road (A5027) to the east, which in turn provides access to the A59 to the south. Local shops are available along Mill Lane to the north, with a more extensive range of shops and other facilities being available from Liverpool city centre to the east. Rail services run from Wallasey Village Station situated approximately 1.3 miles to the north-west and the open spaces of Central Park are also located nearby.

Description

The property comprises a broadly level and 'L' shaped site which was formerly occupied by a health centre. The property extends to approximately 0.56 hectares (1.38 acres) and affords potential for redevelopment subject to obtaining all necessary consents.

A Freehold Site extending to 0.56 Hectares (1.38 Acres).
Previously occupied by a Health Centre (Now demolished).
Possible Potential for Redevelopment subject to obtaining all necessary consents

Accommodation

Site Area Approximately 0.56 Hectares
(1.38 Acres)

Planning

Local Planning Authority: Wirral Council.

Tel: 0151 606 2020.

The property may afford potential for redevelopment subject to obtaining all necessary consents.

VAT

VAT is NOT applicable to this Lot.

Seller's Solicitor

Messrs Bevan Brittan LLP (Ref: Mr R Harrison).

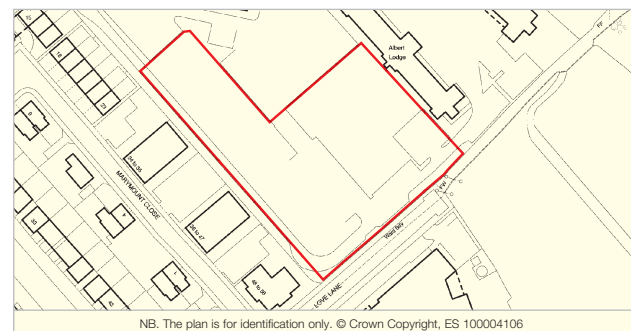
Tel: 0117 918 8500.

Email: nhspsauctions@bevanbrittan.com

Vacant Possession



NB. For the avoidance of doubt, The site for sale is the hard standing area in the foreground of this photograph



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

VACANT – Freehold Site

190
LOT

Hemel Hempstead 68 Ebberns Road, Hertfordshire HP3 9QR

BY ORDER OF JOINT LPA RECEIVERS

Tenure

Freehold.

Location

The property is located on the south side of Ebberns Road, to the east of its junction with Deaconsfield Road. Local shops and amenities are available on Deaconsfield Road, with the further more extensive shopping facilities of Hemel Hempstead town centre to the north-east. Aspley Rail Station is within close proximity and road communications are afforded by the nearby A41 providing links to both the M25 (London Orbital Road) and the M1 Motorway.

Description

The property comprises an end of terrace building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide 4 x one bedroom flats. The property benefits from off-street parking to the rear.

A Freehold End of Terrace Building internally
arranged to provide Four Self-Contained Flats.
Each Flat subject to an Assured Shorthold Tenancy

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

Seller's Solicitor

Goldsmith Williams (Ref: G Bower).

Tel: 0845 373 3737.

Email: gbower@goldsmithwilliams.co.uk

Total Current
Rent Reserved
**£30,000
per annum
(equivalent)**

INVESTMENT – Freehold Building



Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
A	Ground	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 28th February 2014 (Holding over)	£7,500 p.a.
B	Ground	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 23rd August 2013 (Holding over)	£7,500 p.a.
C	First	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 23rd December 2011 (Holding over)	£7,800 p.a.
D	First	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 26th November 2011 (Holding over)	£7,200 p.a.
				Total £30,000 p.a.

191
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.

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.