

Stoke-on-Trent 76-82 Hope Street, Hanley Staffordshire ST1 5BY



Property Services

ON THE INSTRUCTIONS OF NHS PROPERTY SERVICES LIMITED

Tenure

Freehold.

Location

The property is situated on the north-east side of Hope Street, at its junction with Brewery Street. Local shops and other facilities are located along Hope Street, whilst a further and a more extensive range of shops and facilities is located in Hanley town centre within walking distance to the south. Stoke-on-Trent Rail Station provides direct services to both London and Manchester with journey times of approximately 1½ hours and 40 minutes respectively, whilst the nearby A500 provides access to both the A50 and the M6 Motorway. Local schools and colleges are also accessible within a two mile radius, including Stoke-on-Trent College, which lies approximately 1.7 miles to the north. The open spaces of Central Forest Park are also within easy reach to the north-east.

Description

The property comprises a detached building arranged over ground and first floors beneath a pitched roof, occupying a site extending to approximately 0.03 hectares (0.07 acres). The property was most recently used as a drop-in centre/clinic. Externally, there is a small enclosed and

Freehold Detached Former Drop-In Centre/Clinic extending to Approximately 351.2 sq m (3,780 sq ft). Possible potential for Change of Use to Residential or Alternative Uses subject to obtaining all necessary consents

gated car parking area to the rear.

Accommodation

Ground Floor – Four Consultation Rooms, Waiting Room, Admin Room, Further Room, Waiting Area, Office, Store, Plant Room, Two WCs

GIA extending to Approximately 175.6 sq m (1,890 sq ft)

First Floor – Eight Rooms, Kitchen, Two WCs

GIA extending to Approximately 175.6 sq m (1,890 sq ft)

Planning

Local Planning Authority: Stoke-on-Trent City Council.
Tel: 01782 234234.

The property affords potential for change of use, subject to obtaining all necessary consents.

VAT

VAT is NOT applicable to this lot.

To View

The property will be open for viewing every Monday before the Auction between 10.00 – 10.45 a.m. These are open viewing times with no need to register. (Ref: LK).

Seller's Solicitor

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

Vacant Possession



NB. The plan is for identification only. © Crown Copyright, ES 100004108

VACANT – Freehold Building



London SW15 25 Jordan Court, Upper Richmond Road, Putney SW15 6TJ

Tenure

Leasehold. The property is held on a lease for a term of 125 years (less 2 days) from 29th September 2001 (thus having approximately 110 years unexpired) at a current ground rent of £150 per annum.

Location

The property is located on the north side of Upper Richmond Road close to its intersection with Charlwood Road. Putney Rail Station is situated a 5 minute walk to the east, providing transport links to Waterloo with a journey time of approximately 15 minutes. East Putney Underground Station is also within reach to the east (District Line). Putney Arts Theatre and Putney Lawn Tennis Club are both within a 5 minute walk from the property.

A Leasehold Self-Contained Purpose Built Third Floor Flat

Description

The property comprises a self-contained third floor flat situated within a purpose built block arranged over ground and three upper floors.

Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom with WC

To View

The property will be open for viewing every Thursday between 3.15 – 3.45 p.m. and Saturday between 1.30 – 2.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

YVA Solicitors (Ref: JB).
Tel: 0208 445 9898.
Email: jb@yvasolicitors.com

Vacant Possession



VACANT – 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.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.