

## Eastwood

### Eastwood Health Centre, Nottingham Road, Nottinghamshire NG16 3GL



#### Property Services

ON THE INSTRUCTIONS OF NHS  
PROPERTY SERVICES LIMITED

#### Tenure

Freehold.

#### Location

The property is accessed via a pedestrianised walkway which joins to the south side of Nottingham Road, to the east of its junction with Plumtree Way. Local shops are available along Nottingham Road, whilst Nottingham city centre is within easy reach to the south-east and provides a more extensive range of shopping and leisure facilities. Rail services run from Langley Mill Station approximately 1.6 miles to the west and the nearby A610 provides access to the M1 Motorway. The open spaces of Coronation Park are to the rear of the property.

#### Description

The property comprises a detached building arranged over ground and first floors beneath a flat roof. The property was most recently used as clinical and office accommodation and

A Freehold Detached Former Health Centre (D1 Use) (GIA) extending to Approximately 574.73 sq m (6,186 sq ft) and occupying a Site Area extending to Approximately 0.059 Hectares (0.146 Acres)

occupies a site extending to approximately 0.059 hectares (0.146 acres). There is no vehicular access to the property.

#### Accommodation

Gross Internal Area extending to approximately 574.73 sq m (6,186 sq ft)  
Site Area extending to approximately 0.059 Hectares (0.146 Acres)

#### Planning

Local Planning Authority: Broxtowe Borough Council.  
Tel: 0115 917 7777.

#### VAT

VAT is NOT applicable to this lot.

#### To View

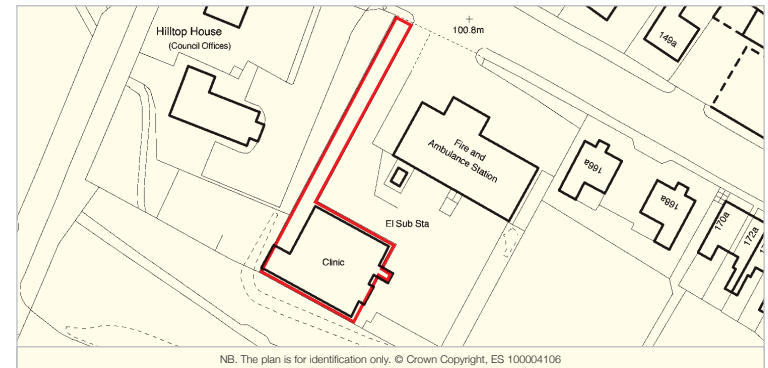
The property will be open for viewing on Friday 19th May and Tuesday 23rd May from 10.00 – 10.30 am.

#### Seller's Solicitor

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

### Vacant Possession

**VACANT –  
Freehold Building  
and Site**



## Morden

### Flat 217, Lyle Court, Lilleshall Road, Surrey SM4 6DT

#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st January 1989 (thus having approximately 97 years unexpired) at a current ground rent of £200 per annum.

#### Location

The property is situated on the north-east side of Lilleshall Road, to the west of its junction with Bishopsford Road. A range of shops and amenities is accessible to the north-west in Morden, with the further and more extensive facilities of Wimbledon also being accessible to the north-west. Mitcham Junction Rail Station is approximately 1.4 miles to the east and provides direct access to Central London. The nearby A217 leads north towards Central London and south towards the M25 Motorway. The open spaces of Moreton Green, Poulter Park and Watermead Country Park are also within easy reach.

#### Description

The property comprises a self-contained flat situated on the second floor of a purpose built block arranged over ground and three upper floors. The property benefits from a shared garden.

A Leasehold Self-Contained Purpose Built Second Floor Flat

**SIX WEEK COMPLETION**

#### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the vendor. We are informed that the property provides:  
Reception Room, Bedroom, Kitchen, Bathroom/WC  
NB. The property is occupied on an Assured Shorthold Tenancy but will be vacant upon completion.

#### To View

The property will be open for viewing every Wednesday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Fishman Brand Stone Solicitors (Ref: PDN).  
Tel: 0207 935 4848.  
Email: pdn@fishmanbrandstone.com

### Vacant Possession upon Completion

**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.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 £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

227  
LOT

228  
LOT