

Welling
Station Approach Clinic,
William Foster Lane,
Kent
DA16 3AT



BY ORDER OF NHS PROPERTY SERVICES LIMITED

Tenure
 Freehold.

Location
 The property is situated on the north side of William Foster Lane to the west of its junction with Upper Wickham Lane (A209). Local shops are available along Bellegrove Road (A207) whilst Bluewater Shopping Centre is an approximate 20 minute drive time to the east and central London is only 17 miles to the north-west. The A20 is 1.5 miles away and provides access to both Central London and the M25 London Orbital Motorway. Welling Rail Station is less than 0.25 miles to the west and provides direct services to London Charing Cross/Cannon Street and Victoria with journey times ranging from 30-35 minutes.

Description
 The property comprises a single storey building arranged beneath a pitched roof. Externally there is a car port and additional off-street parking to the side and the property occupies a triangular shaped site which extends to approximately 141 sq m (1,517 sq ft). The building has most recently been used as an NHS Clinic (D1 use).

A Freehold Building. Previously used as a Health Clinic (D1). Possible Potential for Change of Use to Residential subject to obtaining all necessary consents

Accommodation
Ground Floor – Reception Room with disabled WC and Store off. Two further walk-in Stores (One with small Kitchenette). Room with further Room off leading to an additional Two Rooms (One with En-Suite WC and wash basin)

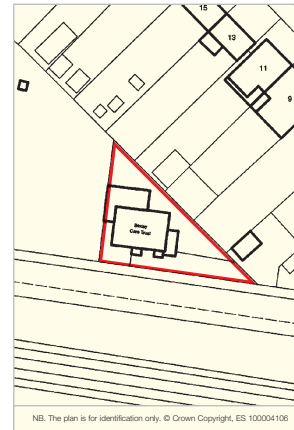
Planning
 Local Planning Authority: Taunton Deane Borough Council c/o Welling Town Council.
 Tel: (01823) 356 356.
 The property affords potential for change of use to residential subject to obtaining all necessary consents.

VAT
 VAT is NOT applicable to this lot.

To View
 To view please contact Allsop via email. Please use the subject heading 'Lot 63 Viewing' to harriet.mitchell@allsop.co.uk

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

Vacant Possession



VACANT – Freehold Building



63
 LOT

London N11
Flat 6,
Parkdale,
Bounds Green Road,
Bounds Green
N11 2HB

Tenure
 Leasehold. The property is to be held on a new lease for a term of 99 years from the date of completion at all initial ground rent of £100 per annum.

Location
 The property is located on the north side of Bounds Green Road. An extensive range of local shops and amenities is available close by on Brownlow Road. The A406 (North Circular Road) is easily accessible and public transport services run from both Bowes Park Rail and Bounds Green Underground (Piccadilly Line) Stations. The open spaces of Scout Park are within walking distance.

Description
 The property comprises a self-contained flat situated on the first floor of a purpose built block arranged over ground and three upper floors.

A Leasehold Self-Contained Purpose Built First Floor Flat

Accommodation
 Reception Room, Kitchen, Bedroom, Bathroom

To View
 The property will be open for viewing before the Auction every Wednesday between 11.15 a.m. – 12 noon and every Saturday between 2.15 p.m. – 3.00 p.m. (Ref: JA).

Joint Auctioneers
 Messrs The Estate Office (Ref: CA)
 Tel: 0207 266 8500.

Seller's Solicitor
 Messrs YVA Solicitors (Ref: Mr M Vostis).
 Tel: 0208 445 9898.
 Email: mv@yvasolicitors.com

Vacant Possession

VACANT – Leasehold Flat



65
 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.allsop.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.

LOT 64 WITHDRAWN