



**Lambert
Smith
Hampton**
01727 834 234
www.lsh.co.uk

For Sale by Informal Tender

Former Health Centre

On the instructions of

Re-Use / Re-Development



Property Services

Bushey Health Centre, London Road, Bushey, WD23 2NN



- 0.43 Ha (1.06 Acres)
- Suitable for a variety of uses (subject to obtaining all necessary consents)
- Building area approx 13,896 sq ft GIA
- Offers invited by 12 noon on Friday 29th September 2017



Lambert Smith Hampton

45 Grosvenor Road, St Albans AL1 3AW T +44 (0)1727 834234

Bushey Health Centre, London Road, Bushey, WD23 2NN

Location



The property occupies a prominent spot in a sustainable location on the south side of London Road, to the west of Bushey. The immediate surrounding area is principally residential, albeit there is a mix of uses along that stretch of London Road.

As well as being well served by local amenities, the area benefits from excellent transport communications. Bushey railway station is a 0.5 mile drive to the west offering regular fast services to London Euston in approximately 20 minutes, while junction 5 of the M1 Motorway is a 2.5 mile drive to the north.

Description

The site is effectively split into two sections with separate vehicular accesses, connected by a pedestrian walkway and a steep heavily vegetated area. Accessed from London Road, the front section sits on significantly higher ground than the rear section which has a separate access via Haydon Road.

The front section comprises a two storey health centre of masonry construction measuring circa 1,291 sq m (13,896 sq ft) GIA. An external undercroft car park occupies approximately half of the ground floor with 31 spaces.

The rear section comprises a surface car park and part of Brick Kiln Close, a private access road off Haydon Road which is shared with neighbouring properties.

In total the site measures circa 0.43 hectares (1.06 acres).

VAT

The site is not elected for VAT.

Legal Costs

Each party to be responsible for its own legal costs incurred in any transaction. The purchaser will be liable for any Stamp Duty Land Tax or other tax that might fall due as a result of a sale.

Town Planning

The site could be suitable for community uses or redevelopment subject to planning.

The site has received pre-application advice from Hertsmere Borough Council in relation to redevelopment for residential use, which might be acceptable subject to complying with all relevant policies. A copy of that advice is available on request from Lambert Smith Hampton.

Prospective buyers should satisfy themselves in relation to all planning matters by making their own specific enquiries of the Local Planning Authority (Hertsmere Borough Council - 020 8207 2277)

Information Pack

An information pack is available on request from Lambert Smith Hampton containing: planning advice; seller's conditions of sale (including overage and clawback); topographical survey; title documents; ecology report; tree report; asbestos survey; EPC (rating D); and floor plans.

Offers

Interested parties are invited to submit offers by way of informal tender. Preference will be given to unconditional offers, but conditional offers will still be considered. Offers should be submitted by 12 noon on Friday 29th September to George Hackett, Lambert Smith Hampton, 45 Grosvenor Road, St Albans, Herts, AL1 3AW.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

George Hackett
Lambert Smith Hampton
01727 896 237
ghackett@lsh.co.uk

Alan Joiner
Lambert Smith Hampton
01727 896 209 July 2017
ajoiner@lsh.co.uk

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