

FORMER GROVEHILL HEALTH CENTRE

STEVENAGE RISE HEMEL HEMPSTEAD HP2 6BH



Freehold development opportunity located to the north of Hemel Hempstead town centre for sale with vacant possession.

DEVELOPMENT

FOR SALE

2,503 SQ FT

(232.54 SQ M)

- Freehold for sale with vacant possession
- Former NHS medical centre extending to 305 sq m (GIA)
- Site extends to 0.03 ha
- Offers invited on an unconditional basis

FORMER GROVEHILL HEALTH CENTRE, STEVENAGE RISE, HEMEL HEMPSTEAD, HP2 6BH

LOCATION

The property is located in Grovehill, a suburb to the north of Hemel Hempstead and approximately 1.5 miles to the north east of Hemel Hempstead town centre. There is a regular bus service providing good links into the town centre with an approximate journey time of 20 minutes. The site neighbours Henry Wells Square, a local retail destination for residents within Grovehill and offers local retailers in addition to a Tesco Express.

Hemel Hempstead train station is located approximately 3 miles to the south west of the property, which provides services into London Euston in 24 minutes. The M1 is situated within a 10 minute journey by car and provides links to nearby Luton and Watford.

ACCOMMODATION

The Property is single storey in height and is of masonry construction with a slightly pitched slate roof and wooden framed single glazed windows. Internally the property is set out as consulting rooms and is in good condition

Name	Sq ft	Sq m	Availability
G	2,503	232.54	Available
Total	2,503	232.54	

VIEWINGS

Viewings are by strict appointment only. Please contact the selling agents to arrange an inspection

PLANNING

The property is situated within the administrative area of Dacorum Borough Council. The development plan comprises the following documents:

- Saved Local Plan (adopted 2004)
- Core Strategy (adopted 2013)
- Site Allocations (adopted 2017)

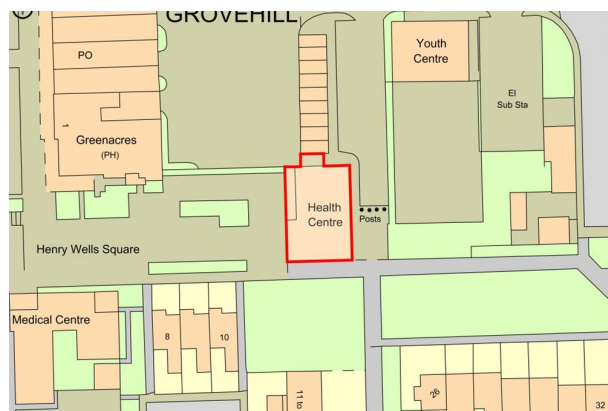
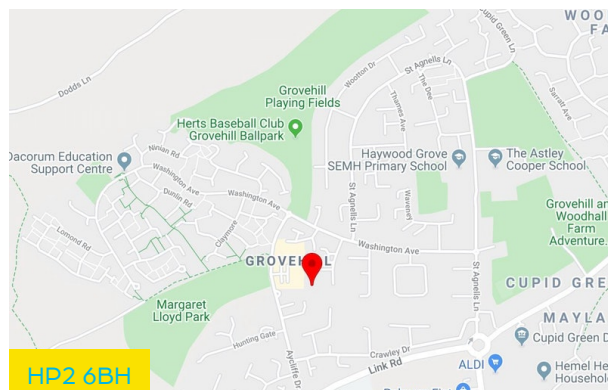
The Property is identified on the Proposals Map as being located within a Local Centre. We have assumed the property is classified as D1 (health centre) under the Town and Country Planning (Use Classes) Order 1987. Prospective purchasers should confirm this with the relevant planning authorities as part of their bid for the Property

TENURE

The Property is held freehold by Hertfordshire Community NHS Trust under title HD305598. Full title documentation is available upon request.

VAT

Hertfordshire Community NHS Trust have not elected the Property for VAT. However, if the disposal of the property is not within the NHS, then VAT would be charged on the sale.



VIEWING & FURTHER INFORMATION

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