

For Sale

London Borough of Hackney

The Wick Health Centre, 200 Wick Road, London, E9 5AN

- Located within close proximity to Homerton overground station
- Potential D1/residential development opportunity, subject to necessary planning consents
- Former healthcare centre
- Site area approximately 0.14 acres (0.056ha)
- Freehold interest for sale via informal tender
- Bid deadline 12 noon, Tuesday 14th January 2020



Location

The site is located in Homerton within the London Borough of Hackney. It is accessible from Wick Road which is located via the A12 and lies in a predominantly residential area.

The property is conveniently located for amenities with Hackney town centre less than a mile to the west and Victoria Park a short walk south of the subject site. Hackney Marshes, Queen Elizabeth Olympic Park and the London Stadium all lie in close proximity offering extensive recreational and leisure facilities.

Description

The site is broadly rectangular in shape and extends to approximately 0.14 acres (0.056 ha) in size. The property is comprised of a part 2, part 3 storey building with associated car parking and called the Wick Health Centre.

To the north, the property is bound by Wick Road and St Dominic's Catholic Primary School beyond. To the south-east, the site directly abuts Selman House.

The western edge of the site is bounded by Hedger's Grove Road and five storey residential accommodation, whilst the eastern boundary is adjacent to a small car park.

Transport

Homerton overground rail station is situated just 0.4 miles away from the site and provides direct connections to Stratford and north London. Hackney Downs is also nearby and links directly into Central London. The A12 is less than 2 minutes away and is the main arterial route leading out of north east London.

Bus routes 30 and 26 run along Wick Road, which provide accessibility to Marble Arch and Waterloo.

Tenancies

The site is currently occupied by property guardians and will be vacant upon completion.

Title

The freehold of the property is entirely owned by NHS Property Services Limited under the title number: EGL268765. All interested parties should rely on their own legal enquiries. The NHS have produced a Report on title which is available on the AY Website.

The Report on Title included within this sale pack was prepared by Freeths LLP for the sole use of NHS Property Services Limited and is disclosed to you strictly for information and on a non-reliance basis only. Freeths LLP accepts no liability in respect of the Report on Title and any act or omission you take as a result of the contents of the Report on Title are at your own risk.

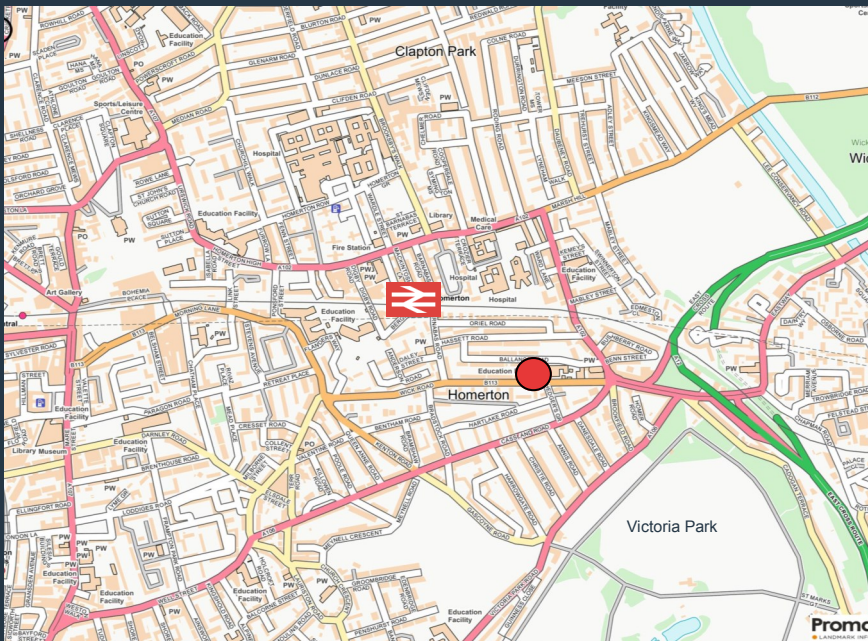
Planning

The property benefits from an existing D1 use.

This property currently has no planning permission for a change of use. However, the vendor has undertaken a pre-application for the redevelopment into a residential apartment block.

EPC

An EPC for this property will be made available on the Avison Young (AY) website.



Avison Young

65 Gresham Street, London EC2V 7NQ

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VAT

We understand that VAT will not be payable on this disposal.

Further Information

We have been provided with the following information which will be made available via the AY website:

- EPC
- Floor plans
- Report on Title
- Pre-application Response Report

To access this information please click on the link below:

www.avisonyoung.co.uk/15347

Viewings

We will be conducting a viewing day, which will be confirmed to interested parties in due course. Viewing slots will be strictly by appointment only. Should you wish to make an appointment please use the contacts provided.

Offers and Terms

The property is being marketed for sale by way of an open informal tender process.

Please note that the vendor wishes to consider offers on both an unconditional and conditional basis.

Any bid must be submitted on a specific bid proforma available from AY upon request and sent by e-mail to thomas.boxall@avisonyoung.com

Offers must be received no later than **12 noon Tuesday 14th January 2020**.



Contacts:

For further information please contact:

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