

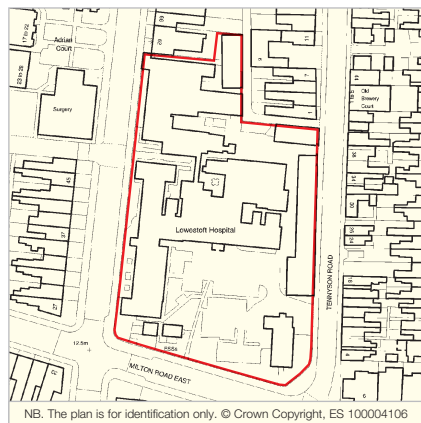
Lowestoft

Lowestoft and North Suffolk Hospital, Tennyson Road, Suffolk NR32 1PS

- **Freehold Former Hospital Buildings extending to Approximately GIA 5,776 sq m (62,172 sq ft)**
- Occupying a Site extending to Approximately 0.72 Hectares (1.78 Acres)
- Possible potential for Redevelopment subject to consents

Vacant Possession

**BY ORDER OF JAMES PAGET
UNIVERSITY HOSPITALS NHS
FOUNDATION TRUST**



To View

Please contact Allsop by sending an email to laura.kerr@allsop.co.uk with the subject heading 'Viewing – Lot 234'.

Seller's Solicitor

Messrs Capsticks Solicitors LLP
(Ref: D. Agahi).
Tel: 0113 323 1058.
Email: daniel.agahi@capsticks.com

**VACANT –
Freehold Former Hospital Site**



Tenure

Freehold.

Location

The property is located in Lowestoft town centre on the west side of Tennyson Road, to the north of its junction with Milton Road East and to the east of its junction with Alexandra Road. The A47 is to the east. A range of shops and other facilities is available in Lowestoft town centre. Rail services run from Lowestoft Station approximately 0.5 miles to the south. The open spaces of Lowestoft sea front are nearby.

Description

The property comprises former hospital buildings extending to a total GIA of approximately 5,776 sq m (62,172 sq ft). The property occupies a site extending to approximately 0.72 hectares (1.78 acres). The property may afford possible potential for redevelopment, subject to obtaining all necessary consents.

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

A number of former hospital buildings extending to a total GIA of approximately 5,776 sq m (62,172 sq ft).

A copy of the floor plans is available on our website: www.allsop.co.uk

Planning

Local Planning Authority: Suffolk Coastal and Waveney District Councils.
Tel: 01502 523055.

The property may afford possible potential for redevelopment/reconfiguration, subject to obtaining all necessary consents.

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 £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.