



**6 WEEK COMPLETION**

Right to use parking spaces  
under a conveyance dated  
November 13th, 1984

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Licence number 100040809 - Plan not to scale

**SITUATION**

Located at the junction with Heather Way near to George Street Primary School in this popular residential area being close to Hemel Hempstead Mainline Station. Hemel Hempstead lies 3 miles east of St Albans, 24 miles north west of Central London and enjoys good road links via the A414 to the M1 (Junction 8) and the A41 to the M25 (Junction 20).

**REGENERATION**

Hemel Hempstead Town Centre Masterplan 2011-2021 (Adopted January 2013) sets out a vision to evolve Hemel Hempstead town centre into a vibrant place where people want to shop, work, live, learn and visit. Work is currently taking place in the Old Town to include new paving, street furniture, landscaping and improved signage. For further information, please visit [www.dacorum.gov.uk](http://www.dacorum.gov.uk)

**PROPERTY**

An attractive corner Victorian building forming part of The Old School House comprising a Former NHS Services Building arranged over ground and first floors. In addition, the property benefits from parking for 5 cars.

**ACCOMMODATION**

<b>Ground Floor</b>	
GIA	Approx 1,570 sq ft
<b>First Floor</b>	
GIA	Approx 950 sq ft
<b>Total GIA</b>	<b>Approx 2,520 sq ft</b>

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note: There may be potential to convert the building to Residential Use, subject to obtaining the necessary consents.**

**Potential Residential Development**

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

**VENDOR'S SOLICITORS**  
Segens Blount Petre - Tel: 020 7332 2222  
Ref: M. Segens Esq - Email: [michael@sbplaw.co.uk](mailto:michael@sbplaw.co.uk)

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts