SMC Brownill Vickers

To Let

Former Dental Clinic in Heeley area of Sheffield

£20,000 per annum

25 Gifford Road, Sheffield, S8 0ZS

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smcbrownillvickers.com

- Commercial premises over ground floor (215.34 sq m, 2317 sq ft)
- Located in the Heeley area of Sheffield - approximately one mile south of Sheffield city centre
- Most recently used as dental clinic
- Available on a new lease

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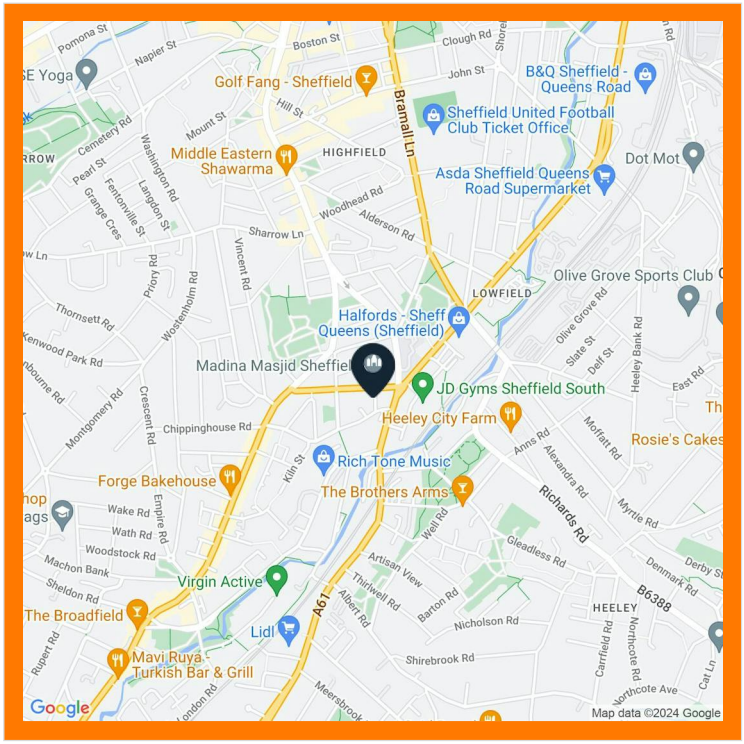

Description

The property is a former dental clinic which includes accommodation over ground floor; reception, consulting / treatment rooms, offices, staff room, kitchenette and WC facilities. Externally there is parking area which could accommodate approximately 8-10 parking spaces.

Location

The property is located on the corner of Gifford Road and Wolseley Road in the Heeley area of Sheffield. The property benefits from frontage to Wolseley Road which connects London Road and Abbeydale Road. The property is approximately 1 mile south of Sheffield city centre and in reasonable proximity to Sharrow, Lowfield, Meersbrook, and Netheredge areas of Sheffield.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,317	215.26
Total	**2,317**	**215.26**

Planning

We understand the property has most recently used as a dental clinic. We are also informed that our client's legal interest (long leasehold dated 5th February 1983) includes a permitted use for the purpose of a Dental Clinic and ancillary purposes only. Any other use will require the Landlord's written consent, which is not to be unreasonably withheld. Further information is available by request and we recommend that interested parties seek professional advice.

Rating Assessment

From information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: Heeley Dental Clinic 25, Gifford Road, Sheffield, S8 0ZS
Description: Health centre and premises
Rateable Value: £9,000

We would advise prospective interested parties to verify the matter with the local rating office.

Rent

£20,000 pa. We are informed VAT is NOT payable.

Lease Terms

Available on a new lease on terms to be agreed.

Rent Deposit

The landlord will seek a rent deposit to be held over the term of the lease.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful party will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful party.

Business Rates

Rateable Value of £9,000

Energy Performance Certificate

Upon Enquiry

Viewing

Viewing is by prior appointment only. Please contact our agents for further information.

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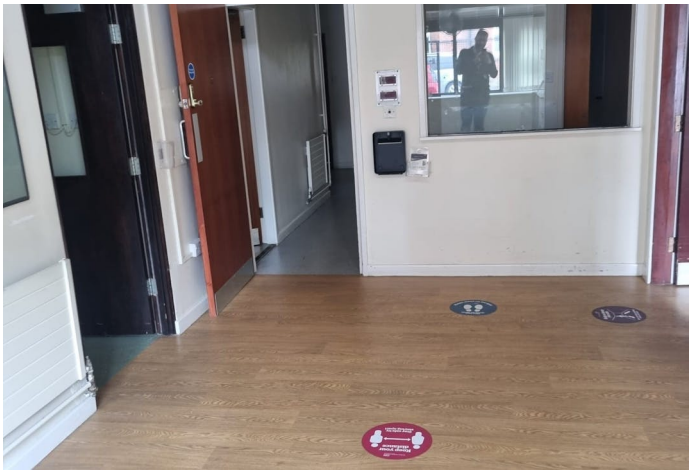
No Ball Games