

- Inner terrace property
- Comprises former dentist surgery
- Approximately 96.81 square metres (1,041 square feet) on three levels
- High profile main road position
- Walking distance of Darnall centre
- Central heating and double glazing
- Potential for a variety of uses including conversion to residential

Ground Floor

Entrance Lobby
 Reception 16.12 square metres
 Inner Lobby
 Treatment Room 14.58 square metres
 Under Stairs Store
 Rear Room 5.35 square metres
 Rear Room 6.64 square metres
 Total area 42.15 square metres (453 square feet)

First Floor

Front Room 13.72 square metres
 Rear Room 11.51 square metres
 Bathroom / WC 4.91 square metres
 Total area 29.59 square metres (318 square feet)

Second Floor

Attic Room 25.07 square metres
 (269 square feet)

Outside

Forecourt
 Rear yard

Rating Assessment

The property is listed as "Surgery and Premises" with a RV of £5,200 effective from April 2017

Planning

The property is thought to be suitable for a variety of uses and interested parties are advised to make their own enquiries in respect of possible schemes

JOINT AUCTIONEERS: Brownill
 Vickers, 82 Queen Street, Sheffield
 S1 2DW

EPC Rating F

A full copy of the EPC will be available to view via our website

VIEWING

Mondays 5th 12th 19th & 26th
 February at 11.30am prompt
 Wednesdays 7th 14th & 21st
 February at 11.30am prompt

SOLICITORS Banner Jones 24
 Glumangate Chesterfield S40 1UA

