Former Health Centre and Land
Old School Medical Centre, School Road, Sheffield S8 7RL

- Surgery and Office accommodation comprising 267 Sq.M (2,875 Sq.Ft)
- Total site area of 0.35 acres (0.14 ha)
- Potential for development of existing building and grounds (Subject to consent)
- Located within the popular Greenhill suburb
- Close to all local amenities
LOCATION
The property is located on School Lane, just off Greenhill Parkway. The parkway is accessed from Meadowhead Roundabout which gives direct access to A61 Chesterfield Road South and Bochum Parkway.

Greenhill is a popular residential suburb of Sheffield, with good local amenities within walking distance including; Primary and Secondary schools, Graves Sports Centre and a variety of local traders and national traders located at St James Retail Park along Bochum Parkway.

DESCRIPTION
The property comprises a traditional stone built former school which has been arranged as a surgery with consulting rooms and ancillary office accommodation over ground and first floor levels.

The car park has two entrances off School Lane with approximately 24 vehicle spaces.

ACCOMMODATION
The property comprises the following approximate floor areas:

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (sq.m.)</th>
<th>Area (sq.ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>181.2</td>
<td>1,950</td>
</tr>
<tr>
<td>First Floor</td>
<td>86</td>
<td>925</td>
</tr>
<tr>
<td>Total</td>
<td>267.2</td>
<td>2,875</td>
</tr>
</tbody>
</table>

PLANNING
The site and buildings are presently used as a doctors surgery, subject to the necessary planning consents, would be suitable for residential development.

BUSINESS RATES
The premises have a rateable value of £29,000. The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

TENURE/TERMS
The property is available to purchase freehold.

Price on application

MONEY LAUNDERING
In accordance with Anti-Money Laundering Regulations two forms of ID and confirmation of the source of funding will be required from the successful purchaser or tenant.

EPC

VAT & COSTS
VAT is applicable will be payable at the prevailing rate.

Each party are to be responsible for their own costs.

VIEWING ARRANGEMENTS
For further information or to arrange a viewing please contact the agents – Mark Jenkinson and son

Surveyor acting: Mohammed Mahroof

Mobile: 07879015095

Email: mahroof@markjenkinson.co.uk

Disclaimer – May 2018

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.