

21 Former surgery premises 127A Lowedges Road, Low Edges, Sheffield, S. Yorks. S8 7LE

GUIDE PRICE £70,000*

VACANT SURGERY PREMISES

- Purpose built former doctors surgery
- Occupies a site of 0.13ha (0.32 acre)
- Leasehold for 99 years from 7th August 1991
- Net internal floor area of approx. 180 sqm
- Ample car parking
- Potential for a variety of uses (STP)
- Possible development/site assembly angles

The Building

A single story purpose built former surgery dating from the early 1990s with a net internal floor area of 179.58 sq m including Consulting rooms, Offices, Staff Room/Kitchen, WCs and Storage.

The site

The land is identified on the adjoining plan and amounts to 0.13ha (0.32 acre) with a central access from low Edges Road and ample car parking

Rating Assessment

The property is listed as "Surgery and premises" in the 2017 rating list with an RV of £6,700

Tenure

The property is leasehold for 99 years from 7th August 1991 at an annual ground rent of £150

EPC Rating C

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

VIEWING

Strictly by appointment with the auctioneers 0114 276 0151 or reception@markjkinson.co.uk

SOLICITORS

Keebles LLP, Commercial House 14 Commercial Street, Sheffield S1 2AT

