

# FOR SALE

# White & Co

CHARTERED SURVEYORS

Sheffield Teaching Hospitals **NHS**  
NHS Foundation Trust

## FORMER DENTAL CLINIC

25 Gifford Road, Sheffield S8 0ZS

212.7 sq m (2,289 sq ft)



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[www.whiteandcosurveyors.com](http://www.whiteandcosurveyors.com)



The property stands within Heeley fronting the busy A621 Wolseley Road which links London Road and Abbeydale Road and lies approximately 1 mile south of Sheffield City Centre.

The premises comprise a former dental clinic, configured to provide a reception area, together with a range of consulting rooms, offices and staff amenity areas. Externally, there is a hard surfaced secure parking area and soft landscaped areas to the perimeter.

## ACCOMMODATION

The building has the following Gross Internal Floor Area which has been obtained from plans provided:

	Sq m	Sq ft
GIA	212.7	2,289

## TENURE

The tenure of the property is long leasehold, being held by Lease dated 05 February 1983 made between Sheffield City Council (Landlord) now vested in Sola 9 Limited and The Secretary of State for Social Services (Tenant) for a term 99 year lease from 29 September 1981. The rent is £25 per annum. The permitted use in the Lease is for the purpose of a Dental Clinic and ancillary purposes only. Any other use requires the Landlord's written consent, which is not to be unreasonably withheld. A copy of the Lease is available on request.

## PLANNING

The property lies within an area within the jurisdiction of Sheffield City Council. Within the Unitary Development Plan the property lies within an area identified as "Local Shopping Area".

The existing use of the property is within Class E (Commercial, Business and Service) under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The property is suitable for a range of potential alternative uses falling within Class E and maybe suitable for other uses outside Class E, subject to planning permission.

Interested parties are advised to make their own enquiries and verifications in respect of planning considerations.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate falling within Band F. A copy of the EPC is available on request.

## RATEABLE VALUE

The Rating Assessment is as follows: £8,000 RV "Health centre & premises".



**Subject to Contract.** Please Note: These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but neither White & Co Property Advisory Limited nor the Vendor accept responsibility for any error they contain however caused and they are not intended to constitute part of an offer or contract. All areas quoted are approximate. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a representation or statement of fact, therefore intending purchasers must satisfy themselves by inspection or otherwise to their correctness. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order, nor that the property complies with current planning or other legislation. Neither White & Co Property Advisory Limited, nor any of their employees has any authority to make or give any further representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Plans are not to scale.

**White & Co Property Advisory Limited**

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