



TREATMENT ROOMS

£11,500 P.A.X

At Gosforth Valley Medical
Practice, Gorsey Brigg,
Dronfield – S18 8UE

- 466 sq ft (43.27 sq m)
- Rental includes utilities – excludes broadband
- On site pharmacy, café and opticians
- Suitable for a use which is complementary to the surgery i.e. podiatry, physio, counselling etc

LOCATION

The office suites are located within Gosforth Valley Medical Practice at Gorsey Brigg, Dronfield. In addition to high number of residents in Dronfield the location provides easy access to the populations of south Sheffield and north Chesterfield.

DESCRIPTION

The suites are located on the first floor and have access via a lift or stairs. The tenant will have use of the communal WC and shower facilities within the practice.

One room is fitted as a treatment room with vinyl flooring, stainless steel sink unit and base and wall units.

The tenant will have access to parking on site with visitor parking available on the adjacent public car park.

ACCOMMODATION

Description	(sq.m)	(sq.ft)
Room	17.04	183
Room	10.83	117
Room	15.40	166
TOTAL	43.27	466

LEASE TERMS

The property is available by way of a new lease on terms to be agreed at an initial rent of £11,500 per annum exclusive. Utilities will be included within the rent.

BUSINESS RATES

The rooms have a rateable value of £8,400.

Small businesses should not have rates to pay.

For further info please visit:

<https://www.gov.uk/calculate-your-business-rates>

VAT AND COSTS

Each party is to be responsible for their own costs. VAT will be payable on the rent.

EPC RATING - B

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

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact -

Surveyor: **Philip Dorman**
Tel: 01246 886 416
Email: philip@rensurveyors.co.uk

DISCLAIMER

June 2024

These particulars are believed to be correct, however, their accuracy is not guaranteed, and you should make your own enquiries to verify the information herein. They do not form any part of any contract.



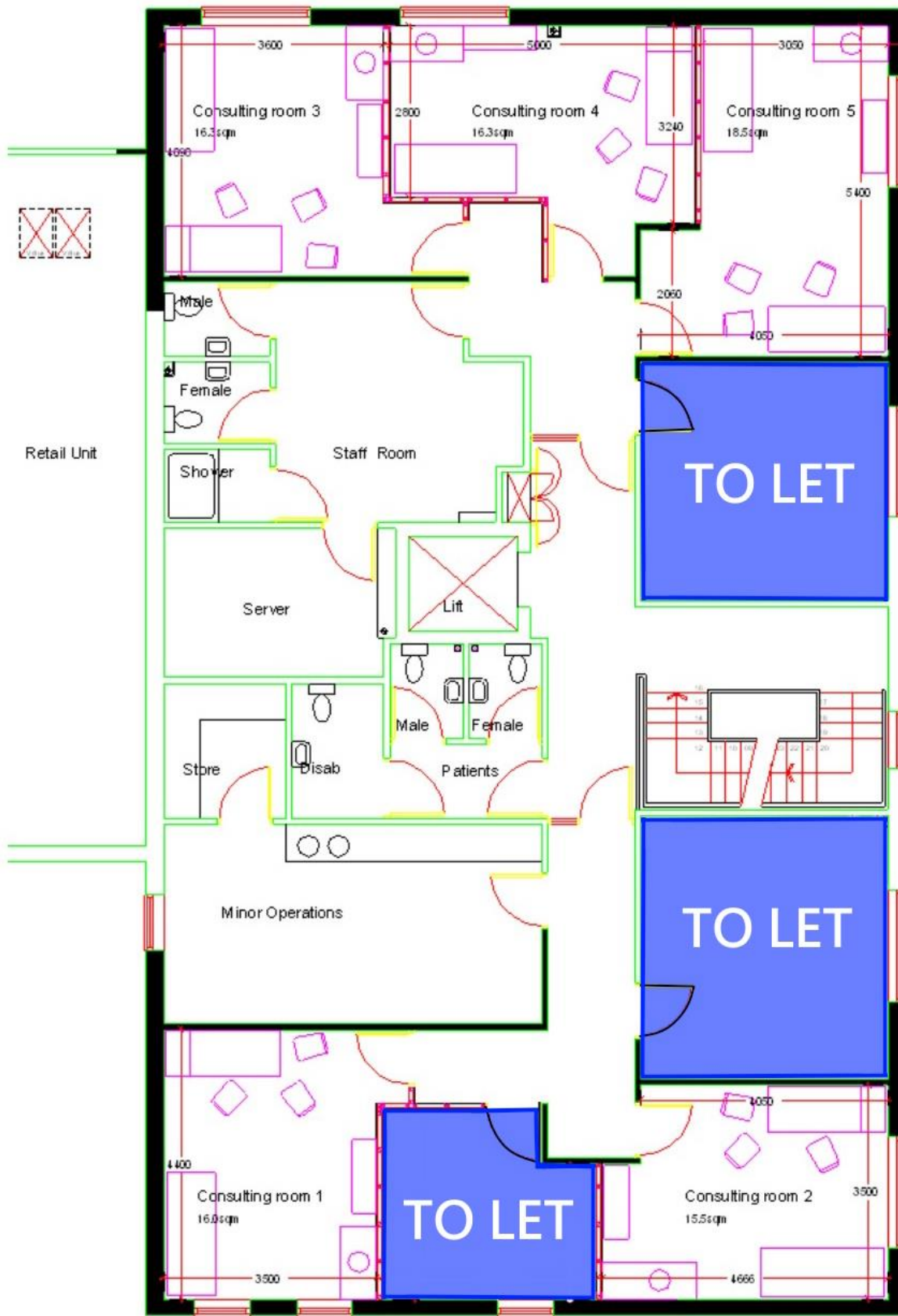
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FIRST FLOOR



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