



# FORMER NURSERY TO LET FULL D1 USE & PLANNING CONSENT

69 Norwood Road, Sheffield, S5 7BP



# SUMMARY

- Fully Fitted Nursery in converted detached house
- Prominent main road location with excellent visibility
- Attractive residential setting
- Close to Northern General Hospital
- Gated site with dual entrances, both to the front and rear of the property
- Full planning granted for D1 Nursery use
- Approved opening hours
- Private car park for up to 7 cars
- Ideal for a number of D1 (E) uses including, day nurseries, education, medical, health, creche etc



# LOCATION

The property is prominently located fronting Norwood Road which links Herries Road to Barnsley Road (A6135), a major arterial route into the city.

Norwood Road is a large attractive residential area situated 2 miles to the north of Sheffield City Centre. Roe Woods is located nearby forming part of The Woodland Trust.

The Northern General Hospital is located 0.2 miles away and is the largest hospital campus in Sheffield, employing more than 6,000 staff.

# DESCRIPTION

The building is set back from the main road, the front elevation provides 2 substantial bay windows allowing light to flood into the nursery.

The nursery accommodation is primarily located across the ground floor of a large converted detached house, with entrances at both the front and rear of the property.

The property has recently being used as a children's day nursery and has been left in excellent condition.

The site also includes 2 additional external buildings, used separately as a Cafeteria and Baby Room.

The ground floor provides a mix of open plan and enclosed rooms, including an attractive hallway entrance together with private offices and toilet facilities. The ground floor links to a cellar kitchen area.

The site benefits from parking to both the front and rear of the building for approximately 7 vehicles which facilitates easy drop off/pick up access.

Further parking is available on the side roads.

Externally the property boasts an extensive garden/play area.

# ACCOMMODATION

The ground floor accommodation is split equally either side of a central hallway/corridor, comprising the following areas:

## Ground Floor Area (Right Hand Facing)

Main Room (front)	32.98 Sq. m	355 Sq. ft
Main Room (rear)	26.66 Sq. m	287 Sq. ft
Storage	1.21 Sq. m	13 Sq. ft
WC Facilities		

## Central Entrance Area

Porch/Hallway	19.42 Sq. m	209 Sq. ft
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## Ground Floor Area (Left Hand Facing)

Main Room (front)	28.06 Sq. m	302 Sq. ft
Main Room (rear)	19.97 Sq. m	215 Sq. ft
Storage	2.51 Sq. m	27 Sq. ft
Washroom	2.51 Sq. m	27 Sq. ft
Office	9.57 Sq. m	103 Sq. ft

## Cellar Area

Kitchen	13.37 Sq. m	144 Sq. ft
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## External Buildings

Cafeteria	13.37 Sq. m	605 Sq. ft
Baby Room	46.65 Sq. m	500 Sq. ft

# RATEABLE VALUE

Due to the pandemic there is ongoing Government support during 2021/22.

The VOA website shows a Rateable Value of £14,500. For rates payable from 1st April 2021 please refer to the Local Charging Authority, Sheffield City Council - 0114 273 4567.

# TERMS

The property is available on a new effective full repairing & insuring Lease for a term of years, incorporating 5 yearly upward only rent reviews

# Further Information

For further information please contact the sole agent Brasier Freeth LLP.

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## Disclaimer notice

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.

# COMMENCING RENTAL

£30,000 per annum exclusive.

# PLANNING

Ideal for a number of D1 (E) uses including, day nurseries, education, medical, health, creche etc.

# EPC

An EPC has been commissioned and is awaited.

# LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.