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# FOR SALE



## **Former Dalton Health Centre, Magna Lane, Dalton, Rotherham, S65 4HH**

A Freehold former surgery property with excellent development potential, the site area equates to approximately 0.5 Acres and a GIA of approximately 441 sq M (4,746 sq ft)

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## LOCATION

The subject property is located on Magna Lane, in Dalton which is a suburb of Rotherham. Dalton is a civil parish in the Metropolitan Borough of Rotherham in South Yorkshire, England. Dalton is 2 miles (3.2 km) north-east from the centre of Rotherham town centre.

The property is accessed via Magna Lane, directly off Doncaster Road in a predominantly residential area.

## DESCRIPTION

The subject Freehold property is a former health centre situated on Magna Lane, off Doncaster Road, Rotherham, the property comprises a single storey brick built property with flat roof.

The subject property occupies a site equating to approximately 0.5 Acres and the property equates to approximately 441 sq M (4,746 sq ft) on a Gross Internal Area (GIA) basis.

The site is bound by a palisade fence to the perimeter and has a hard standing tarmac surface which provides car parking for approximately 25 cars to the front and rear of the site.

Internally the property provides two inter-connected surgery premises, each with their own reception and waiting areas, consultation, nurse and treatment rooms.

The site provides excellent redevelopment potential for an alternative use, subject to achieving the necessary planning consent.

## TOWN PLANNING / PLANNING HISTORY

We understand the property benefits from an established use as a medical centre and surgery under Use Class D1 of the Town and Country Planning Act 1987 Use Classes Order.

Any interested party would need to make their own general planning enquiries with the Local Planning Authority to establish support for any future redevelopment of the site.

## TENURE

The property is held Freehold and made up of three separate titles, these are Title No's. SYK 331122, SYK 584813 & SYK 584912.

## VAT and LEGAL COSTS

We understand that the sale will not be subject to payment of VAT.

Each party will be responsible for their own legal costs incurred in the transaction.

## OFFERS

The property is offered for sale by private treaty, through informal tender via the sole selling agents.

Our client is seeking an unconditional sale of the property but may be prepared to consider a conditional subject to planning sale, upon agreement.

## Price upon application

Subject to Contract

## VIEWINGS

Any interested party wishing to inspect the site can do so at their own convenience, any party wishing to access the property for an internal inspection must contact the selling agent to make the necessary access arrangements.

## CONTACT / FURTHER INFORMATION

Please do not hesitate to contact the sole selling agents for further information.

## James Bielby MRICS

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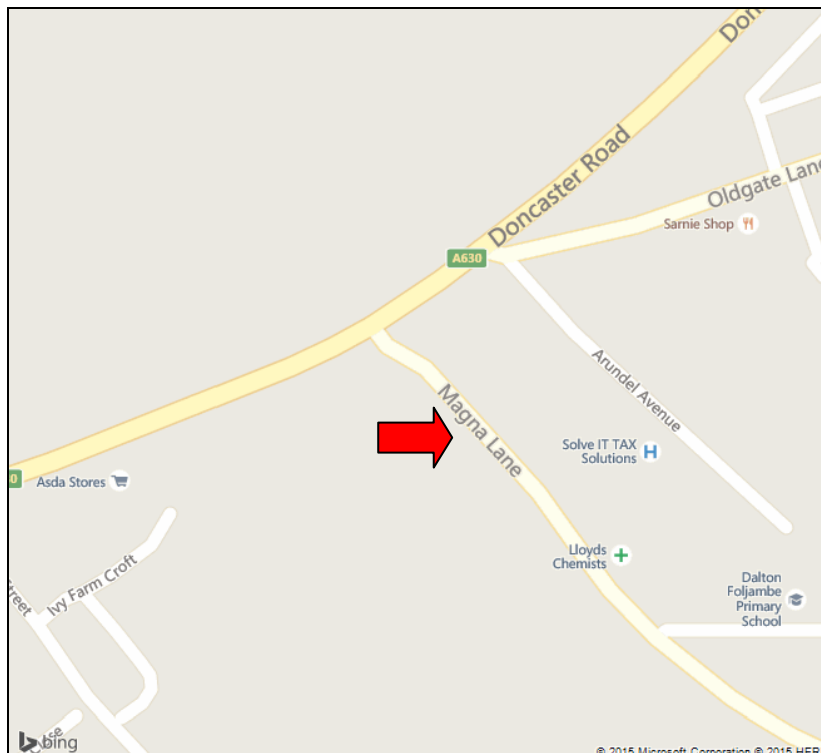
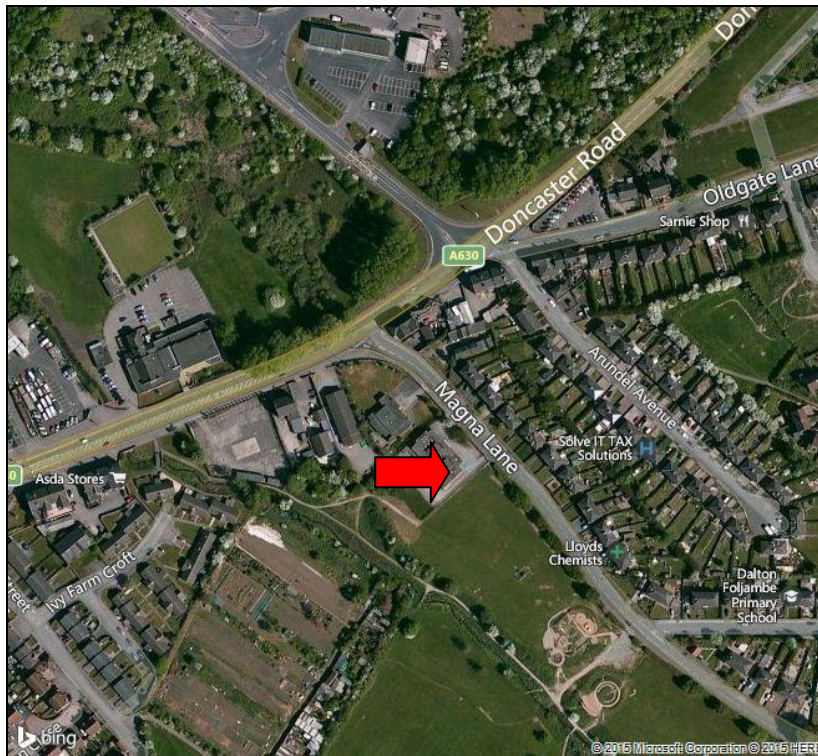


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