



34 Lowmoor Road, Kirkby in Ashfield NG17 7BG

£16,900 Per Annum

Vacant former dental surgery which could be utilised as a doctors or dentist surgery, or alternatively, could be used as offices.

The premises occupy a prominent position on one of the access routes into Morrisons Supermarket, Health Centre, Doctors Surgeries, Kirkby Precinct etc.

Total floor area 197 square metres.

DESCRIPTION

A vacant former dentist surgery, constructed of cavity brick under a flat roof with the benefit of UPVC windows and with the benefit of gas fired central heating. The property could be utilised as a doctors or dentist surgery, or alternatively, could be used as offices. There is onsite parking for 6 cars to the front and side of the property, and there is a small garden to the rear.



LOCATION

The premises are situated to the rear of 58 Lowmoor Road, a short distance from Station Street and close to the Indoor Market, and are accessed off one of the entrances to Morrisons supermarket and car park.

Kirkby in Ashfield serves a population of approximately 25,000 and provides a wide range of shops, a Morrisons Superstore, Aldi Supermarket, and schools of all grades. The town has regular bus and train services to Nottingham and Mansfield which are some 12 and 6 miles or so away respectively and there is good road access from the town to Junctions 27 and 28 of the M1 Motorway which are approximately 5 miles away.

ACCOMMODATION

The accommodation comprises:

ENTRANCE LOBBY 6'11" x 8'7" (2.12m x 2.62m)

Entrance Lobby leading to Reception

RECEPTION 8'9" x 12'1" + 9'6" x 4'7" + 15'3" x 17'0" + 12'1" (2.68m x 3.7m + 2.9m x 1.4m + 4.66m x 5.2m + 3.69m)

with 4 central heating radiators and access to Surgery 1



SURGERY 1/OFFICE 11'5" x 8'11" (3.49m x 2.74m)

with built-in units, central heating radiator.



SURGERY 2/OFFICE 8'10" x 11'9" (2.71m x 3.59m)
with built-in units, central heating radiator.



SURGERY 3/OFFICE 11'8" x 8'9" (3.58m x 2.69m)
with L-shaped worktop, base unit below, wall cupboard, central heating radiator.



X-RAY ROOM 8'8" x 11'10" (2.66m x 3.61m)
with fitted units, fluorescent light, central heating radiator



STAFF WC 5'10" x 2'11" (1.78m x 0.89m)
with low level WC, wash hand basin h&c,

DECONTAMINATION ROOM 11'1" x 8'9" (3.39m x 2.68m)
with fitted units, twin bowl sink unit, double wall cupboard.



OFFICE 8'10" x 12'1" (2.7m x 3.69m)



STAFF ROOM 8'11" x 11'10" (2.72m x 3.61m)
with inset stainless steel sink unit h&c, base unit below, double wall cupboard, central heating radiator, double glazed window.



CHANGING ROOM 5'5" x 11'4" (1.66m x 3.46m)
with central heating radiator. Door to Boiler Room/Store

BOILER ROOM/STORE 7'6" x 6'8" (2.3m x 2.04m)

with wall mounted gas fired boiler heating radiators and hot water.

STAFF WC 2'4"1" x 3'11" (1.26m x 1.2m)

with low level WC, wash hand basin

PUBLIC WC 3'11" x 6'9" (1.2m x 2.08m)

with low level WC, wash hand basin

**CORRIDOR 3'11" x 42'5" + 12'5" x 2'10" + 2'11" x 20'11" (1.2m x 12.94m + 3.81m x 0.88m + 0.89m x 6.38m)**

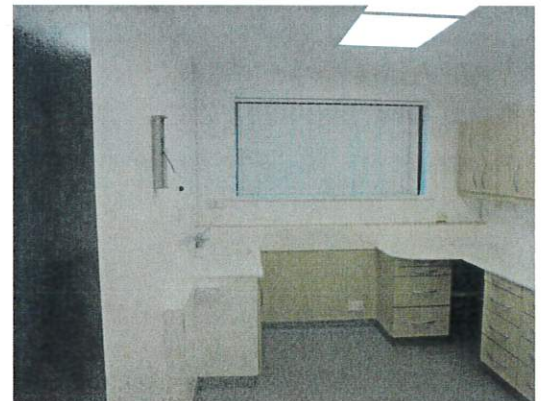
Corridor leading to Surgery 4



SURGERY 4/OFFICE 11'10" x 6'9" (3.62m x 2.08m)
with fitted base units, central heating radiator.



SURGERY 5/OFFICE 11'10" x 9'0" (3.62m x 2.76m)
with fitted units, central heating radiator



OUTSIDE

To the front and side of the property there are 6 car parking spaces.

RENTAL

The unit is offered to let at £16,900 per annum.

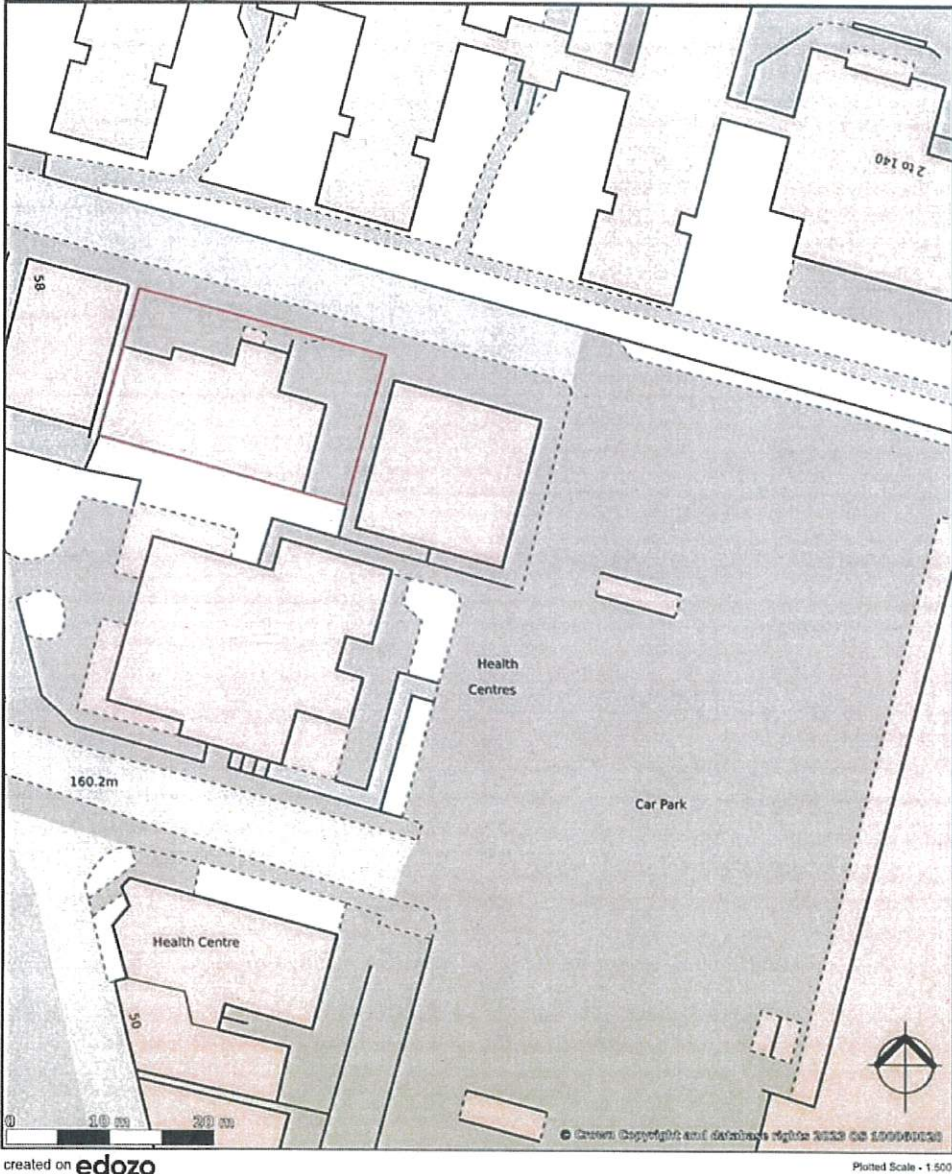
RATING ASSESSMENT

From our inspection of the Rating List on the internet we understand the property has a rateable value of £21,500.

VIEWING

Viewing by appointment with the Agents.

Dental Surgery, 56 Lowmoor Road, Kirkby-in-Ashfield, Nottingham, NG17 7BG



WA Barnes LLP

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

