

0114 2449121

eddisons.com

RETAIL - TO LET

Eddisons



UNIT 2, DRONFIELD CIVIC CENTRE, DRONFIELD, SHEFFIELD, DERBYSHIRE S18 1PD

Rent: £20,000 per annum exclusive

Size: 1,283 sq ft (119.19 sq m)

- Busy retail parade.
- Town centre location.
- Free parking.
- Available on new lease.

## LOCATION

The premises are located on the established retail parade within Dronfield Civic Centre at the heart of the town and provides the only significant retail provision for Dronfield. The Civic Centre provide the large sports facilities and swimming pool, health centre, national and local occupiers with suitable car parking for 80 vehicles.

Dronfield is a busy affluent market town some 8 miles south of Sheffield and 6 miles north of Chesterfield. The local catchment population within 20 km is C 967,000.



## DESCRIPTION

The accommodation comprises Unit 2 which fronts Dronfield Civic Centre. Internally the property is partitioned to provide a kitchen and separate WC to the lower ground floor.

A full development scheme is in consultation to increase the flexibility of the retail parade including enhancing the public realm, creating a venue.

## SERVICES

Mains electricity and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

All measurements are approximate prepared on a net /gross internal area basis. IPMS areas are available on request.

	M <sup>2</sup>	SQ FT
<b>Ground Floor</b>		
Retail	73.9	796
<b>Lower Ground Floor</b>		
Kitchen, WC and Store	45.2	487



## PLANNING

It is understood that the property has E use classification. Whilst the property is suitable for a variety of uses interested parties should contact Sheffield City Council to satisfy themselves as to their proposed use.

## RENT

£20,000 per annum exclusive

## VAT

VAT may be payable on the rental and/or any service charge or other items detailed above.

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

For more information, visit [eddisons.com](http://eddisons.com)  
T: 0114 2449121

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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## LEASE TERMS

The property is available by way of a new 3, 6 or 9 year full repairing and insuring lease. Rental incentives may be available in the first year of the term.

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## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £17,750.

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## TENURE

Leasehold

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## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

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## EPC

This property has been graded as D(92).

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## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

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## VIEWING

Strictly by appointment with the sole agents:- Eddisons  
1 Blackburn Road  
Sheffield  
S61 2DW  
Contact: Paul Oddy  
Paul.Oddy@eddisons.com  
(0114) 2449121

Ref: PDO

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