

DRONFIELD

UNIT 9 DRONFIELD CIVIC CENTRE

Lock-up Retail Unit to Let

(FF Ancillary space may be available)



LOCATION

Dronfield Civic Centre is situated at the heart of the town and provides the only significant retail provision for Dronfield.

Dronfield itself is a busy, affluent market town located approximately 7 miles south of Sheffield city centre and 6 miles north of Chesterfield. Dronfield's catchment population within 20km is circa 967,000. There is a sports centre, health centre and civic centre situated adjacent to the car park serving the shopping centre (approximately 80 spaces).

The centre is anchored by a **Co-Op Foodstore**, with other operators including **HSBC, Clinton Cards, Cooplunds, Betfred** and **Co-Op Travel**.

ACCOMMODATION

The premises comprise the following approximate dimensions and net floor areas:

Internal Width	18'0"	(5.47m)
Shop Depth	47'2"	(14.38m)

Ground Floor Sales	660 sq. ft	(61.31 sq. m)
Ground Floor Storage	99 sq. ft	(9.20 sq. m)
Potential FF Ancillary	888 sq. ft	(82.50 sq. m)

LEASE

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. Threadneedle supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007.

<http://www.leasingbusinesspremises.co.uk>

RENT

£ 26,000 per annum exclusive of rates, service charge and VAT (if applicable).

The first floor space can be included for an additional £3,600 pax.

RATES

We are advised the property is assessed as follows:-

Rateable Value	£19,000
UBR (2012/2013)	45.8p
Rates Payable (2012/2013)	£ 8,702

This firm gives no warranty that these values are accurate and interested parties are advised to make their own enquiries to North East Derbyshire Business Rates Department (tel: 01246 217 600).

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

COSTS

Each party to bear their own legal and other professional costs, stamp duty and VAT incurred.

VIEWING & FURTHER INFORMATION

Please direct all enquiries to :-

Alex Mayor D: 0113 383 3757
E: alex.mayor@brassrow.co.uk

Jason Oddy D: 0113 383 3759
E: jason.oddy@brassrow.co.uk

SUBJECT TO CONTRACT

Energy Performance Certificate

Non-Domestic Building



9, Dronfield Civic Centre
DRONFIELD
S18 1PD

Certificate Reference Number:
0908-2908-9630-8090-8103

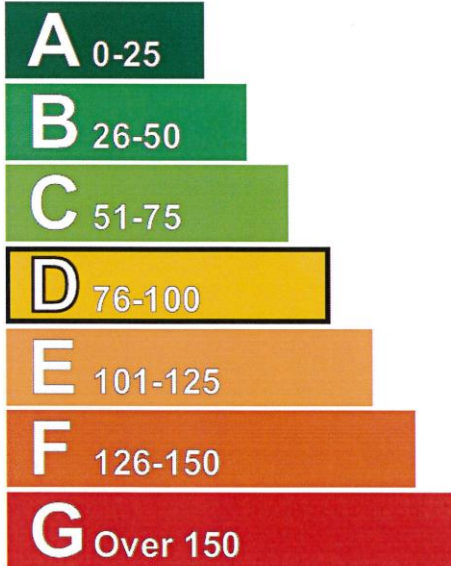
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 88 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	77
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

59 If newly built
91 If typical of the existing stock