

# 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**, **Co-Op Travel**, **Cooplunds**, **Betfred** and **Barnardos**.

#### 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	£19,00.00
UBR (2014/2015)	48.2p
Rates Payable (2014/2015)	£ 9,158.00

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).

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band D (88). A copy of the EPC is available for inspection if required.

#### 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

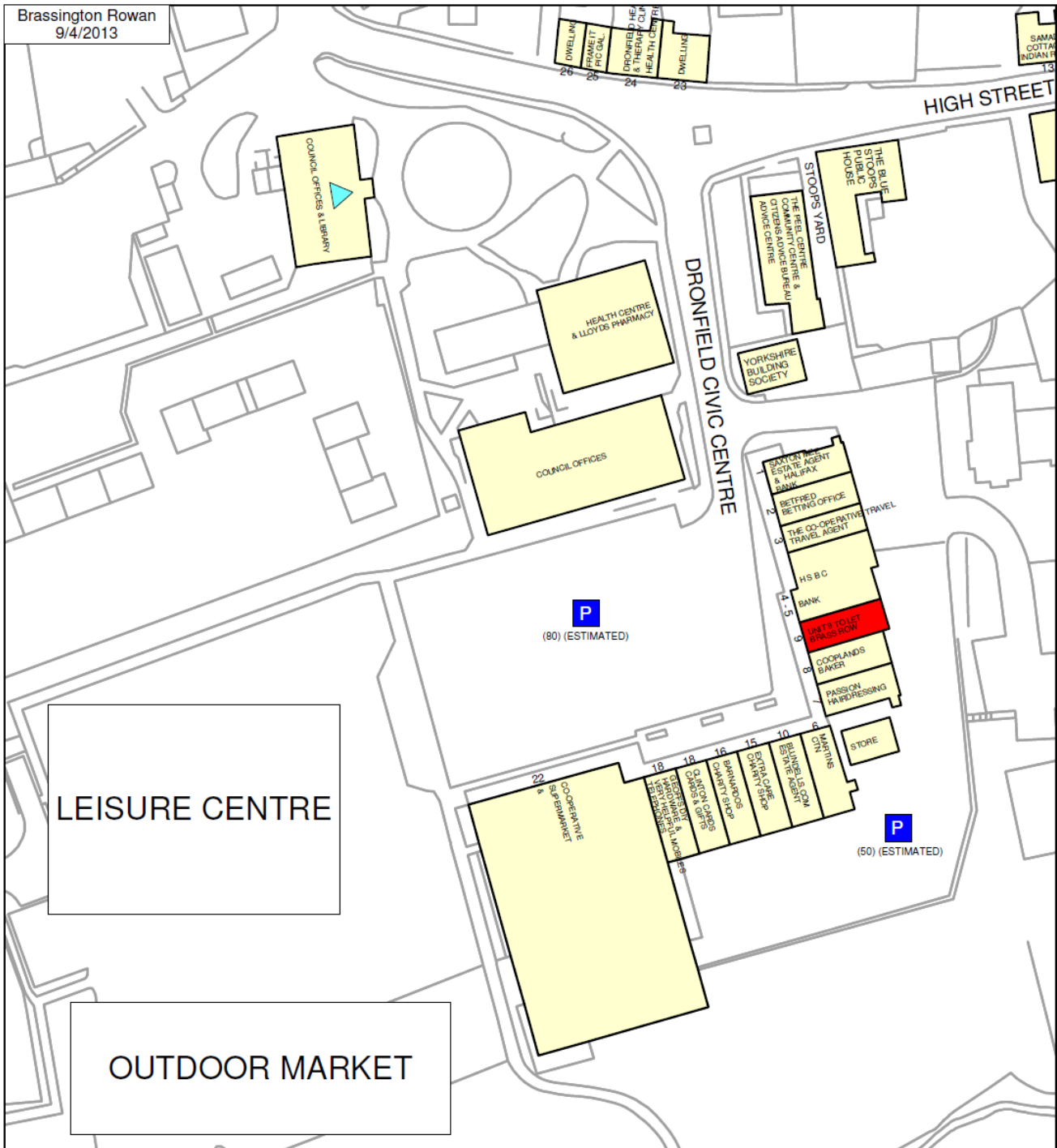
Please direct all enquiries to :-

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E: alex.mayor@brassrow.co.uk

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

#### SUBJECT TO CONTRACT

Brassington Rowan  
9/4/2013



50 metres

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**br** BRASSINGTON ROWAN  
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