

DRONFIELD

UNIT 10/11

DRONFIELD CIVIC CENTRE

A1/A2 DOUBLE-FRONTED UNIT TO LET



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 c.967,000. There is a sports centre, health centre and civic centre situated adjacent to the car-park serving the shopping centre (approx. 80 spaces).

The centre is anchored by **Poundstretcher** with other operators including **Clinton's**, **Betfred**, **Cooplands** and **Barnardos**.

ACCOMMODATION

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

Ground Floor Sales	1,624 sq ft	(150.87 sq m)
First Floor Ancillary	562 sq ft	(52.21 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

Offers in the region of **£ 47,500 per annum exclusive**.

RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 37,500.00
UBR (2017/2018)	46.6p
Estimated Rates Payable (2017/2018)	£ 17,475.00

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of Band E (113). 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.

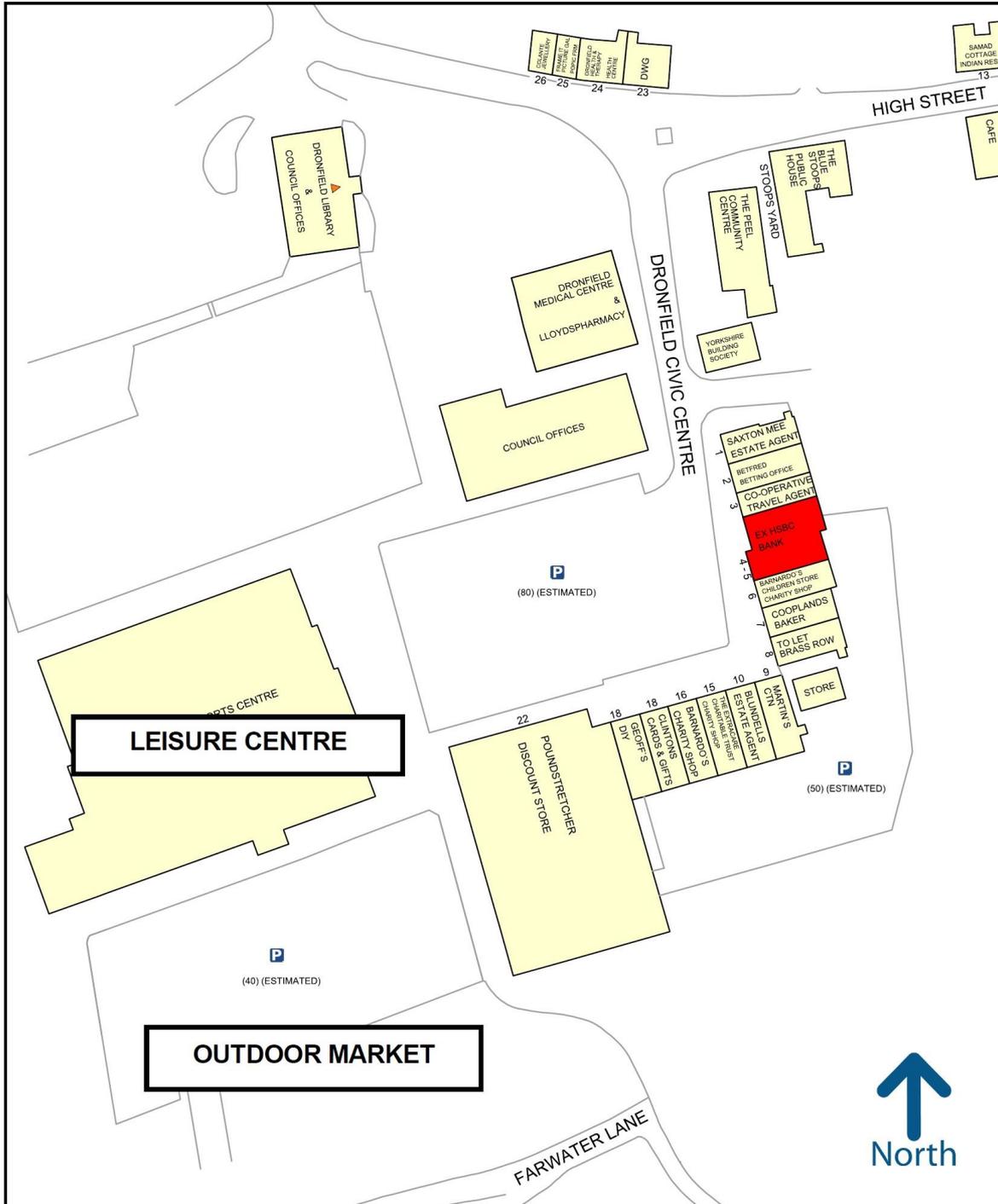
VIEWING & FURTHER INFORMATION

Please direct all enquiries to the sole letting agents:-

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

John Birtwistle D: 0113 383 3758
E: john.birtwistle@brassrow.co.uk

SUBJECT TO CONTRACT & VACANT POSSESSION



LEISURE CENTRE

OUTDOOR MARKET

50 metres

Experian Goad Plan Created: 22/06/2018
Created By: Brassington Rowan



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