

Photo taken September 2018



TO LET
SHOWROOM AND WORKSHOP
Sheffield Road, Dronfield S18 2GE
5,387 sq ft (500.5 sq m) ON 0.356 ACRES (0.14HA)

Location

Located in the East Midlands, Dronfield lies between Chesterfield and Sheffield, 3 miles East of the Peak District National Park. Dronfield is a busy, affluent market town with a population of approximately 67,000.

The property is located on the West side of Sheffield Road a short drive from the A61. Nearby occupiers include Sainsburys petrol station, Sainsburys superstore, Aldi, Pets at Home and a range of local restaurants.

Description

The property comprises a former car dealership premises with associated offices and vehicle workshop. The showroom is fully glazed on 3 elevations. The demise includes additional display parking to the side of the building which is held under a license from the adjoining petrol filling station.

Terms

The property is held on a lease expiring 14 July 2032 at a passing rent of £40,000 p.a. There is a Tenants option to break on 15 July 2023. The property is available by way of a sub-letting or assignment.

Energy Performance

D – 87.

Accommodation

The building provides the following approximate gross internal areas.

Ground Floor	SQ FT	SQ M
Showroom	2,661	247.18
Workshop	1,191	110.64
Workshop Control	194	17.98
Offices & Ancillary	559	51.97
First Floor Offices	783	72.70
TOTAL GIA	5,387	500.47

External Valet bay	641	59.52
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Parking	
Display Spaces	21
Service	4
Customer	4
Licensed Display Area	15
TOTAL	44

The property sits on a site of 0.356 acres.

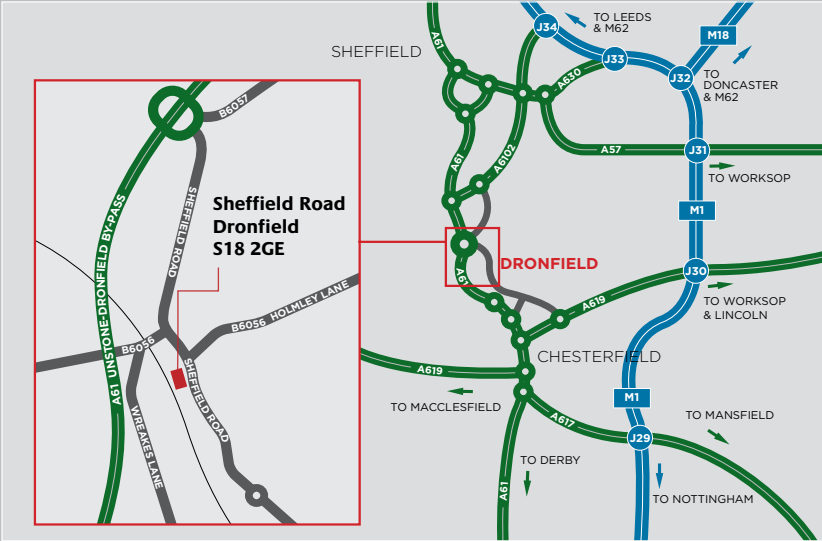
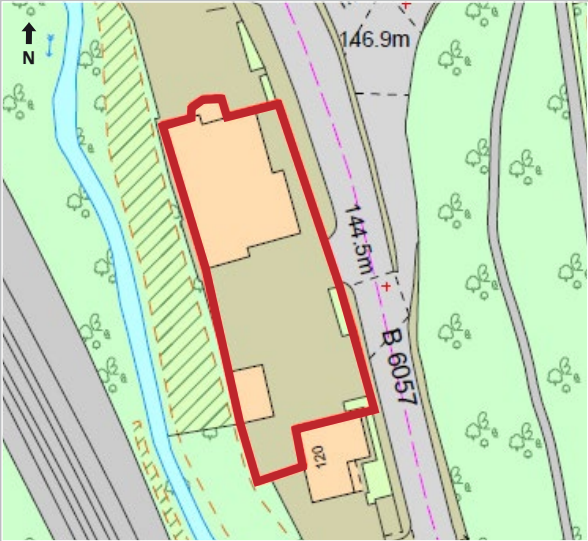


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Viewing

An escorted viewing can be arranged solely by appointment with the letting agents.

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March 2019.