

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

134 Sheffield Road, Dronfield S18 2GE



- Prime Showroom/Retail Unit Available in Dronfield
- Great Location Fronting Sheffield Road
- Suitable for a Variety of Uses, Subject to Planning
- To Let on a Short-Term Lease (5 Year Lease with Annual Breaks)
- 5,737 sq ft (533.0 sq m)

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LOCATION

The property is ideally positioned in Dronfield with great access to Sheffield, Chesterfield, and the M1 Motorway.

The unit occupies a prominent location fronting Sheffield Road with nearby occupiers including Aldi, Sainsburys petrol station, The Car Point, Dronfield Doors, Howdens and many more.

Sheffield Road itself receives a large amount of passing traffic due to its excellent location connecting Dronfield Town Centre to Sheffield.

DESCRIPTION

The available unit is 5,737 sq ft across two floors of showroom/office with a separate external workshop.

The premises have good frontage directly on to the main road thus providing excellent signage opportunities.

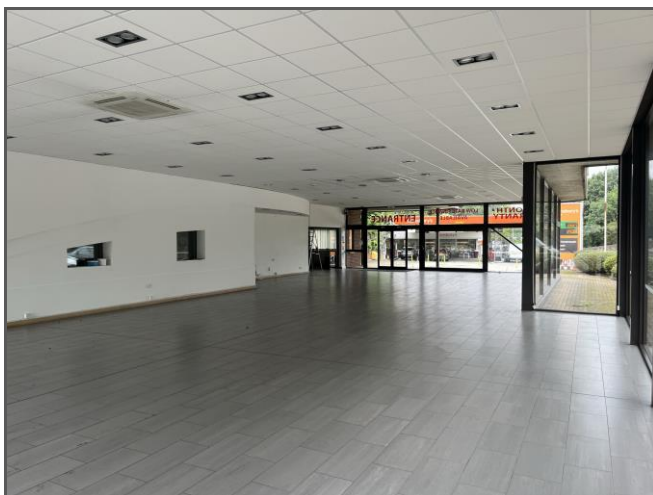
Internally, the property is in good condition and comprises an open sales area/showroom, a fully fitted steel portal framed motor garage, offices, meeting rooms, kitchen and WC on the ground floor. The first floor accommodates three office rooms and a kitchen.

Externally there is a self-contained workshop/cleaning bay situated in the car park. To the left-hand side of the unit is a large staff/customer car park. The front and right-hand side offer potential car sales pitch areas.

ACCOMMODATION

(All gross areas are approximate)

Ground Floor	3,801 sq ft	353.1 sq m
First Floor	616 sq ft	57.2 sq m
Workshop	685 sq ft	63.6 sq m
External Garage	636 sq ft	59.1 sq m
Total	5,737 sq m	533.0 sq m



TENURE

A new 5-year lease with mutual annual breaks is available directly from the landlord.

RENT

We are quoting **£45,000 per annum exclusive**. VAT will be payable at the prevailing rate.

USE

The property currently benefits from Suis Generis use class. We anticipate a use change to class E would not be an issue, which includes retail, professional services, retail and leisure, although other uses will be considered subject to planning.

We advise interested parties to make their own enquiries with the relevant planning authority.

RATING

The 2023 rating assessment is: -

Car Showroom and Premises - RV £42,000

Interested parties are invited to make their own enquiries with the relevant authority.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

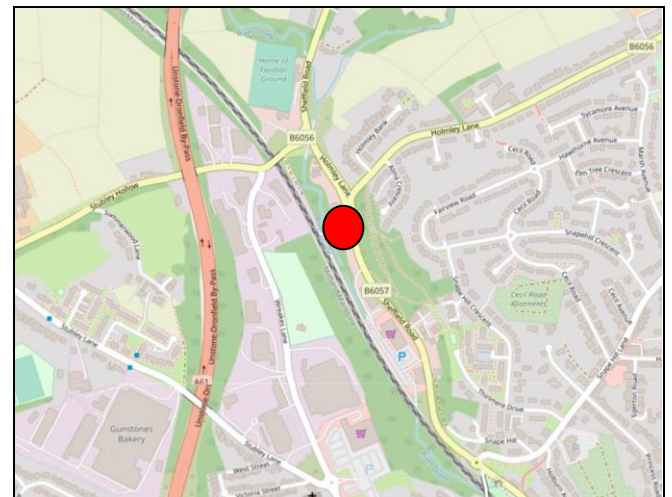
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY
August 2023