

Property Consultants



# To Let

65 Pentland Road, Gosforth Valley Shopping Centre, Dronfield  
S18 8ZQ



- Ground Floor Retail Unit To Let
- Located in an Established Suburban Retail Parade
- £11,500 Per Annum Exclusive
- Benefits From a Large Customer Car Park
- 100% Small Business Rates Relief, Subject to Status
- Immediately Available

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## LOCATION

The subject premises are situated on Pentland Road, within the Dronfield Woodhouse area. Access to the car park is via Gorsey Brigg. The property is located just 3 miles from the A61, leading directly into Sheffield and only 5 minutes' drive from the Dronfield by pass heading north towards Sheffield or south towards Chesterfield.

Other occupiers in the shopping centre include Co-Op, Virgo Nails and Happy Panda.

## DESCRIPTION

The property comprises an end terrace retail unit within a popular suburban retail parade. The unit benefits from being refurbished with new flooring, electrics and painted throughout.

- Rear Loading
- Large fully glazed frontage
- End terrace for return signage
- Free communal parking directly in front

## ACCOMMODATION (Approx gross internal areas)

**Total 495 sq ft 45.0 sq m**



## RATING ASSESSMENT

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Pet Grooming Parlour & Premises RV £7,000

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

## ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 72 (Band C). A full EPC is available on request.

## RENT

**£11,500 per annum**

VAT will be payable on the rent.

## LEASE

The premises are available on a new lease for a term to be agreed.

## RENT DEPOSIT

A rent deposit will be held as a bond over the term of the lease.

## LEGAL COSTS

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

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

**Tom Shelton - Crosthwaite Commercial**

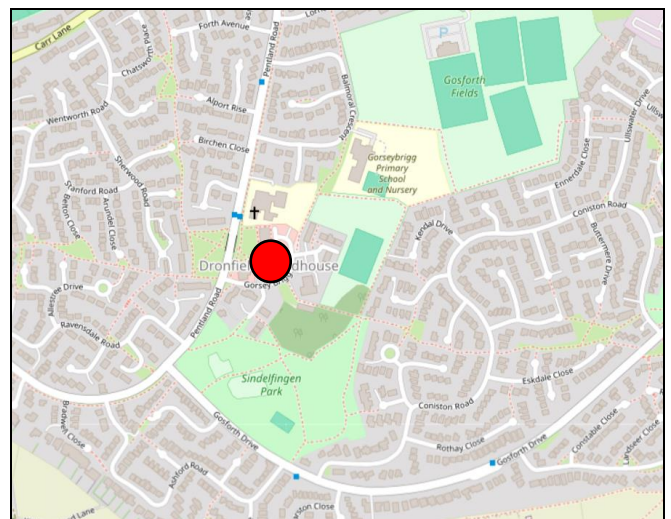
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**SUBJECT TO CONTRACT AND AVAILABILITY January 2025**