

TO LET

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Would
Combine

TO LET

Retail units

468 & 495 sq.ft

(43 & 45 sq.m)

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

- Established suburban retail parade
- High density, good quality residential area

LCP

01384 405631
www.lcpproperties.co.uk

UNIT 63

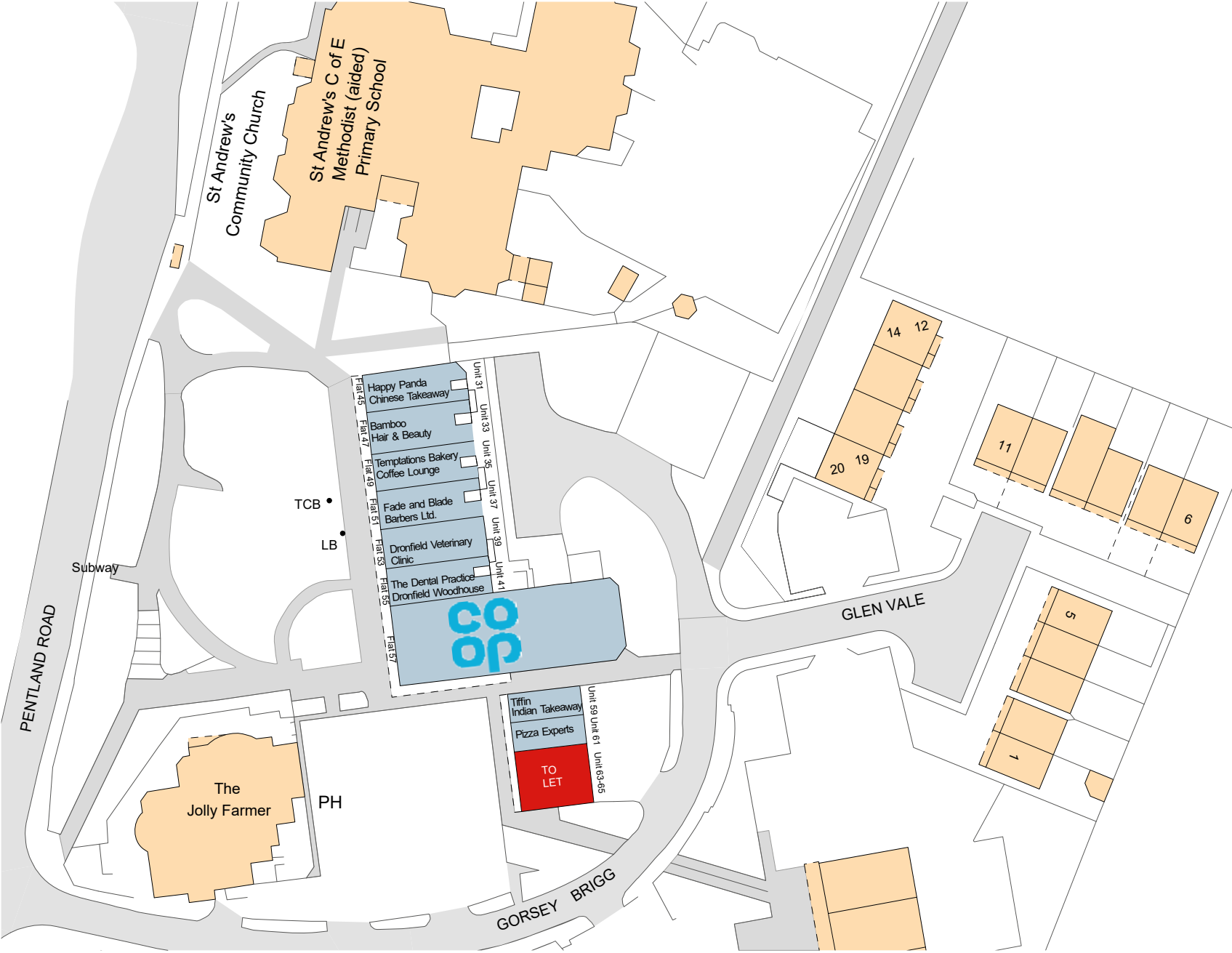


Quoting Rent	£11,500 p.a
Service Charge	£450
EPC Rating	D-96

UNIT 65



Quoting Rent	£11,500 p.a
Service Charge	£486
EPC Rating	D-96



63 and 65 Pentland Road,
Dronfield, Derbyshire, S18 8ZQ

Areas (approx. NIA)	Sq.ft	Sq.m
UNIT 63	468	43
UNIT 65	495	45
COMBINE	994	92

Description

The property comprises 2 self-contained, end terraced retail units within a popular suburban retail parade. The units are due to be refurbished, with painted, plastered walls, lighting and ceiling.

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

Rent

£11,500 per shop or £20,000 together.

Rates

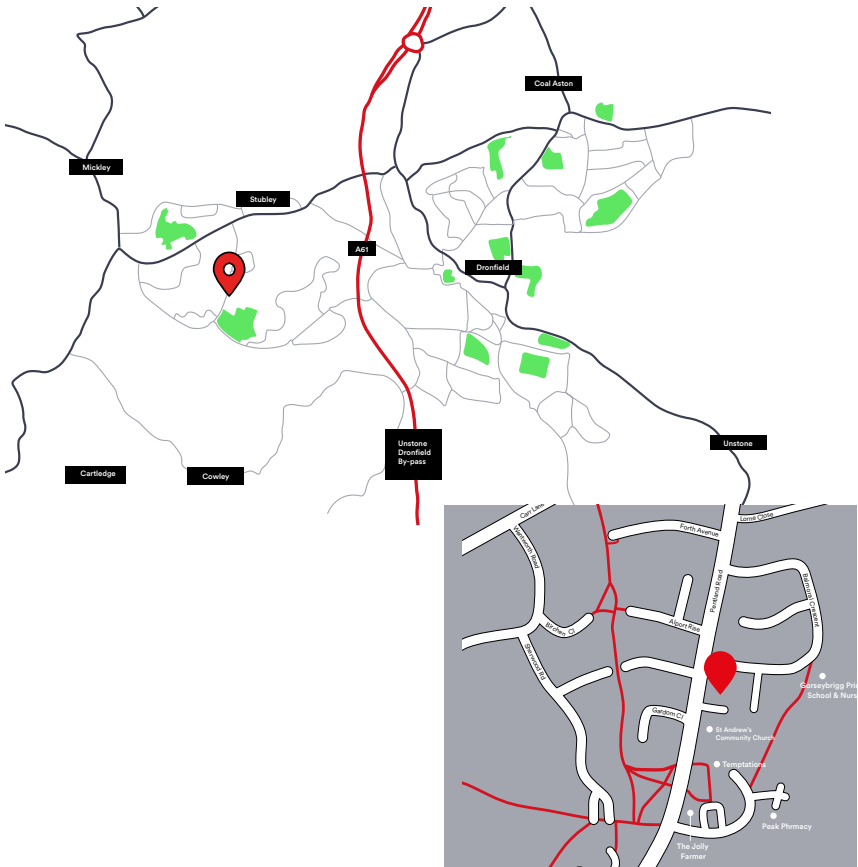
The Rateable of the individual units is below the business rates Relief threshold. Therefore, a tenant who qualifies for full rates relief looking to take either of the properties individually would be free from business rates liability.

Service Charge & Insurance

These units participates in a service charge of Reconciliation only (£976.56 from March 2023). The Landlord will insure the premises the premiums to be recovered from the tenant.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



Location - S18 8ZQ

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.

Viewing

Strictly via prior appointment with the appointed agents:



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