

**TO LET**

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM



## Ground Floor Retail Unit with Self-Contained First Floor 2-Bedroomed Flat.

Unit 8, Greendale Shopping Centre, Dronfield, S18 2LJ.

## Location

Greendale Shopping Centre is a highly-successful retail development, situated within the heart of Dronfield, and within a large and popular residential catchment area. There are a variety of retailers represented within the development which provide a good level of footfall. Morrisons provide the main anchor Tenant to the development, who are situated immediately adjacent to the subject property.

## Accommodation

Approximate net internal floor areas:

Demise	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor Retail	703	65.30
First Floor Flat	491	45.62
<b>Total</b>	<b>1,194</b>	<b>110.93</b>

## Description

Unit 8 comprises a ground floor retail sales unit together with a self-contained first floor two-bedroom flat which is currently being refurbished. The ground floor is suitable for a variety of retail trades, subject to Landlord's consent and not to conflict with other occupiers. There is a delivery yard to the rear, and free public car park immediately to the frontage, providing ample parking.

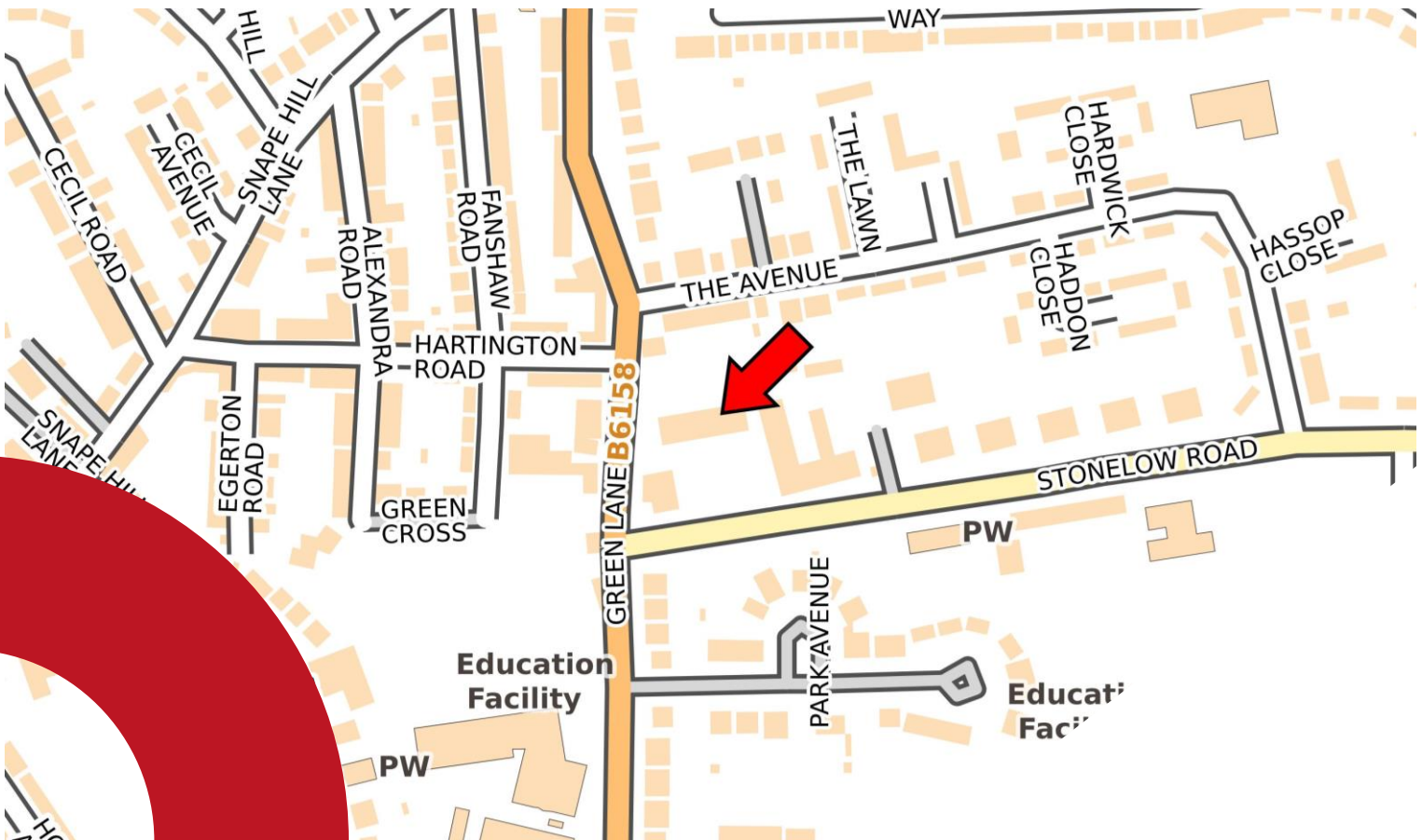












## — Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £10,250, listed as “Shop & Premises”. The first floor flat falls within Band A for Council Tax purposes. Please note that this figure does not constitute the business rates payable.

## — Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

## — Services

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering in to any legal or financial commitment.

## — Energy Performance Certificate

An EPC for both the ground floor retail unit and first floor flat will be commissioned on completion of a refurbishment of each property.

## — Terms

The property is available by way of a new Lease for a term to be agreed at a rental of £21,000 per annum.



For further information please contact:

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Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

Prices quoted are exclusive of VAT but may be subject to VAT.

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D

Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for us and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

Director: N.A.Keally BSc (Hons) MRICS

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