

0114 2449121

eddisons.com

FOR SALE

FREEHOLD INVESTMENT OPPORTUNITY

Eddisons



23 GREEN LANE, DRONFIELD, SHEFFIELD, DERBYSHIRE S18 2LL

Offers Invited in Excess of: £950,000

Size: 22,410 sq ft (2,081.89 sq m)

- Freehold Investment opportunity.
- Development potential.
- £85,000 per annum rental.
- Site of 0.6 acres.
- Good quality tenant covenant.
- Attractive yield.

## LOCATION

Dronfield is located on the north eastern edge of Derbyshire. The A61 trunk road is about 1 mile west and Junction 30 of the M1 is 9 miles to the east. The property is approximately 1 mile north east of Dronfield Town Centre.

## DESCRIPTION

Part single storey part two and three storey former factory now converted to retail use with showroom and office accommodation including shop. Large surfaced car park adjacent with approximately 20 spaces.

## SERVICES

Mains electricity, gas and water are believed to be available to the premises.

## ACCOMMODATION

All measurements are approximate prepared on a net/gross internal area basis.

	M <sup>2</sup>	SQ FT
Ground Floor – Retail	856	9,214
First Floor – Retail	500	5,382
Basement – Retail	450	4,844
Ground Floor – Office	40	430
First Floor – Office	118	1,270
Second Floor – Office	118	1,270
<b>TOTAL</b>	<b>2,082</b>	<b>22,410</b>

The premises has a site area of 0.6 acres (0.24 hectares) including approximately 20 car spaces.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has Rateable Values of:-

DESCRIPTION	RATEABLE VALUE
Showroom and Premises	£32,500
Office and Premises	£15,750
Workshop and Premises	£17,000

The uniform business rate for 2023/2024 is 51.2p in the pound.

## PRICE

Offers are sought at a minimum level of £950,000. Subject to the lease to ATN Marketing Limited this shows a yield of 8.5% net of normal purchasers costs.

## VAT

We understand there is no VAT payable on the rental or purchase price.

## LEASE TERMS

The entire premises will be leased to ATN Marketing Limited at £85,000 per annum on a 20 year FRI lease with a Schedule of Condition.

A long lease has been granted to AP Wireless Limited in respect of telecoms equipment in part basement and roof. This is for a term of 99 years from 5 January 2018 at a nominal rent.

## TENURE

Freehold

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## EPC

The property has an EPC rating of D. Further information is available on request.

## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

## VIEWING

Strictly by appointment with the sole agents:- Eddisons  
1 Blackburn Road  
Sheffield  
S61 2DW  
Contact: Adrian Lunn  
Adrian.Lunn@eddisons.com  
(0114) 2449121

Ref:

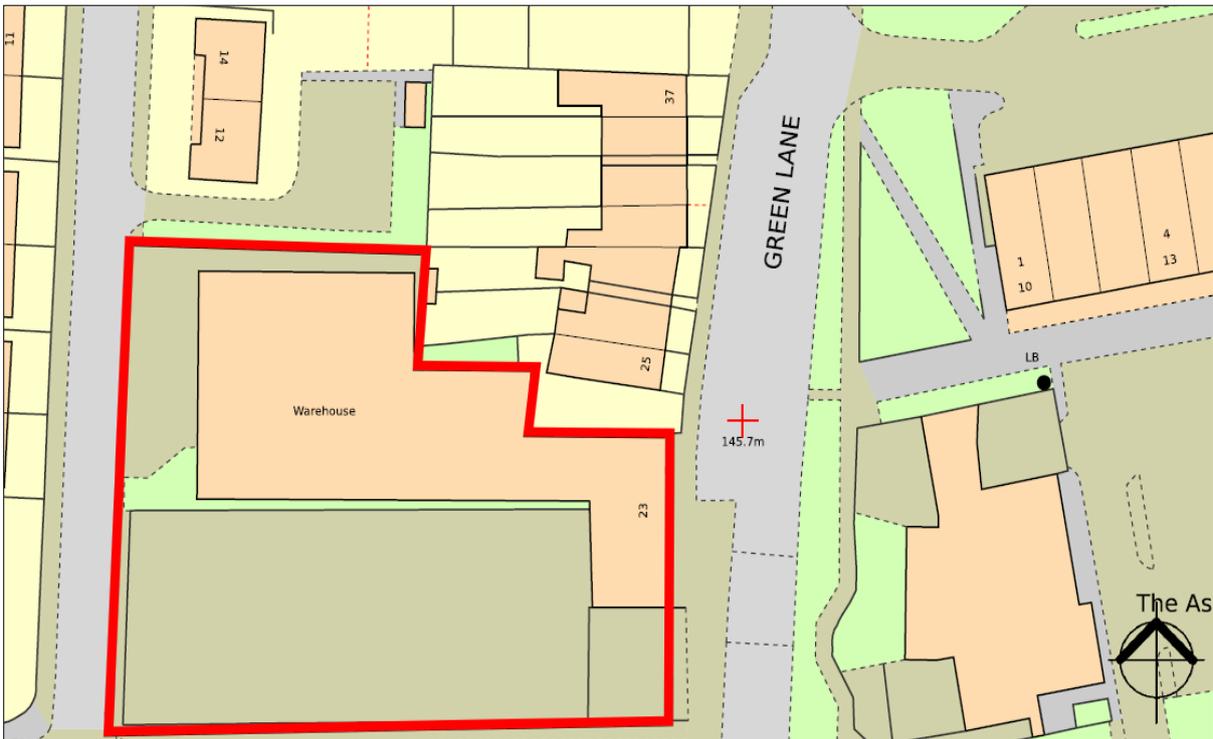
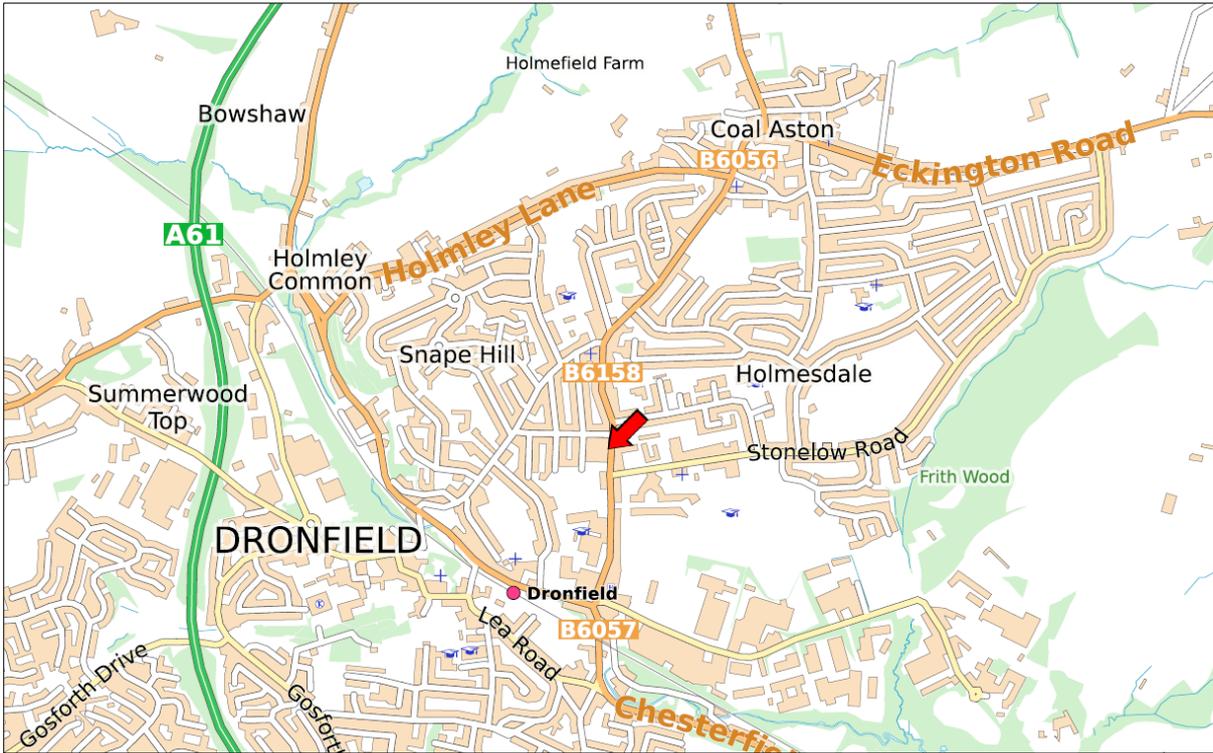
For more information, visit [eddisons.com](http://eddisons.com)  
T: 0114 2449121

### Important Information

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# Eddisons

Incorporating Fernie Greaves



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