



Sanderson
Weatherall

FOR SALE
OFFICE INVESTMENT OPPORTUNITY
4,405 SQ FT (409.39 SQ M)



UNITS 2 & 3 DRONFIELD COURT, DRONFIELD, DERBYSHIRE, S18 1NQ

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Unit 2 - Ground Floor Accommodation

Fully Let Investment Opportunity

4,405 sq ft

On-site car parking

Closely located to the High Street

Excellent Transport Links

Location

The properties are located within a courtyard development known as Dronfield Court, adjacent to the Civic Centre Shopping Precinct within the town centre of Dronfield. The immediate surrounding area is commercial in nature with nearby occupiers including Poundstretcher, Yorkshire Building Society, Betfred and Clinton Cards. Dronfield Medical Practice and Dronfield Sports Centre are located a short distance west of the property.

Dronfield (population 21,000 - 2011 census) is a town in North East Derbyshire in the North Midlands, situated equidistant between Sheffield and Chesterfield in the valley of the River Drone. The property is situated 0.5 miles away from Dronfield Railway Station, with a number of different bus routes running past the property. Dronfield Nature Park is within very close walking distance and offers a beautiful open space.

Description

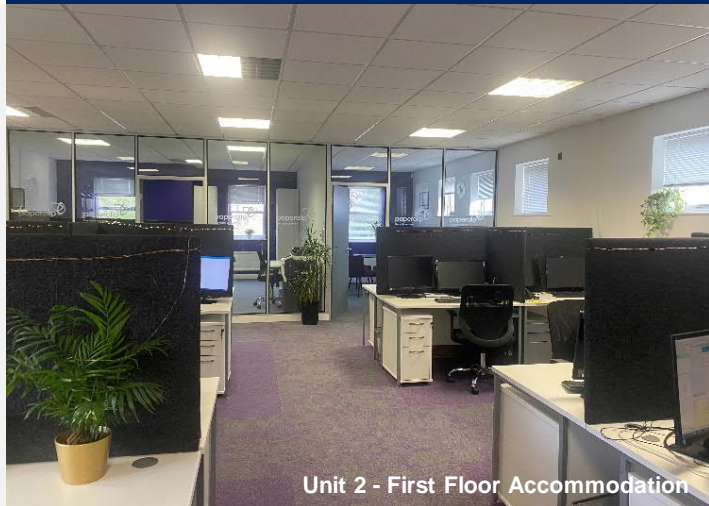
The property comprises two inner terrace office buildings constructed in the late 1980's as part of a courtyard scheme. The buildings are arranged on ground and first floors in a landscaped setting with additional car parking, with 10 spaces allocated for units 2 and 3. The offices are attractively clad in Derbyshire stone beneath pitched slate tiled roofs.

Internally, the properties benefit from the following specification:

- Combination of Cat II and LED Lighting
- Carpeted throughout
- Suspended ceilings
- Gas fired central heating system
- Open plan with integrated partitioned meetings room
- Kitchenette
- WC facility on both floors

Accommodation

	Approx. Net Internal Area	
Description	Sq Ft	Sq M
Unit 2		
Ground Floor	1,026	95.40
First Floor	1,096	101.90
Subtotal	2,122	197.30
Unit 3		
Ground Floor	1,134	105.35
First Floor	1,149	106.74
Subtotal	2,283	212.09
Total	4,405	409.39



Unit 2 - First Floor Accommodation

Fully Let Investment Opportunity

4,405 sq ft

On-site car parking

Closely located to the High Street

Excellent Transport Links

Tenancy Schedule

Property	Floor	Tenant	Lease Expiry	Break Option	Rent pax
Unit 2	Ground Floor	Direct Computers	29.08.2027	N/A	£13,200.00
	First Floor	Paperclip Admin Ltd	30.06.2027	30.06.2025	£10,449.00
Unit 3	Ground & First	JGW Training Ltd	06.03.2032	07.03.2029	£15,588.00
Total					£39,237.00

Units 2 & 3 are occupied by a number of tenants in a variety of sectors. Direct Computers are a sole entity who have specialised in IT support and management for over 10 years. Paperclip Admin Ltd are one of the UK's leading and longest established specialists in telephone answering services and JGW Training Ltd specialise in digital and management apprenticeships.

Tenure

The property is available on a Freehold basis subject to the existing tenancies.

Investment Summary

- Recently let on new leases
- Two inner terrace office buildings totalling approx. 4,405 sq ft NIA.
- WAULT 6 years 8 months (to expiry).

Proposal

- We are seeking offers in the region of £460,000 for the freehold interest, subject to contract and exclusive of VAT, reflecting a Net Initial Yield of 8.16% allowing for purchaser's costs of 4.52%.
- The quoting price reflects a capital value of just £104.43 psf.



Unit 2 - First Floor Accommodation

Rateable Value

Address	Description	Rateable Value
2 Dronfield Court, Wards Yard, Dronfield, Derbyshire, S18 1QJ	Offices and Premises	£16,500
Ground Floor, 3 Dronfield Court, Wards Yard, Dronfield, Derbyshire, S18 1QJ	Offices and Premises	£9,000
First Floor, 3 Dronfield Court, Wards Yard, Dronfield, Derbyshire, S18 1QJ	Offices and Premises	£9,000
Total		£34,500

Energy Performance Certificate (EPC)

Address	EPC Rating
2 Dronfield Court, Wards Yard, Dronfield, Derbyshire, S18 1QJ	C (69)
3 Dronfield Court, Wards Yard, Dronfield, Derbyshire, S18 1QJ	C (64)

Costs

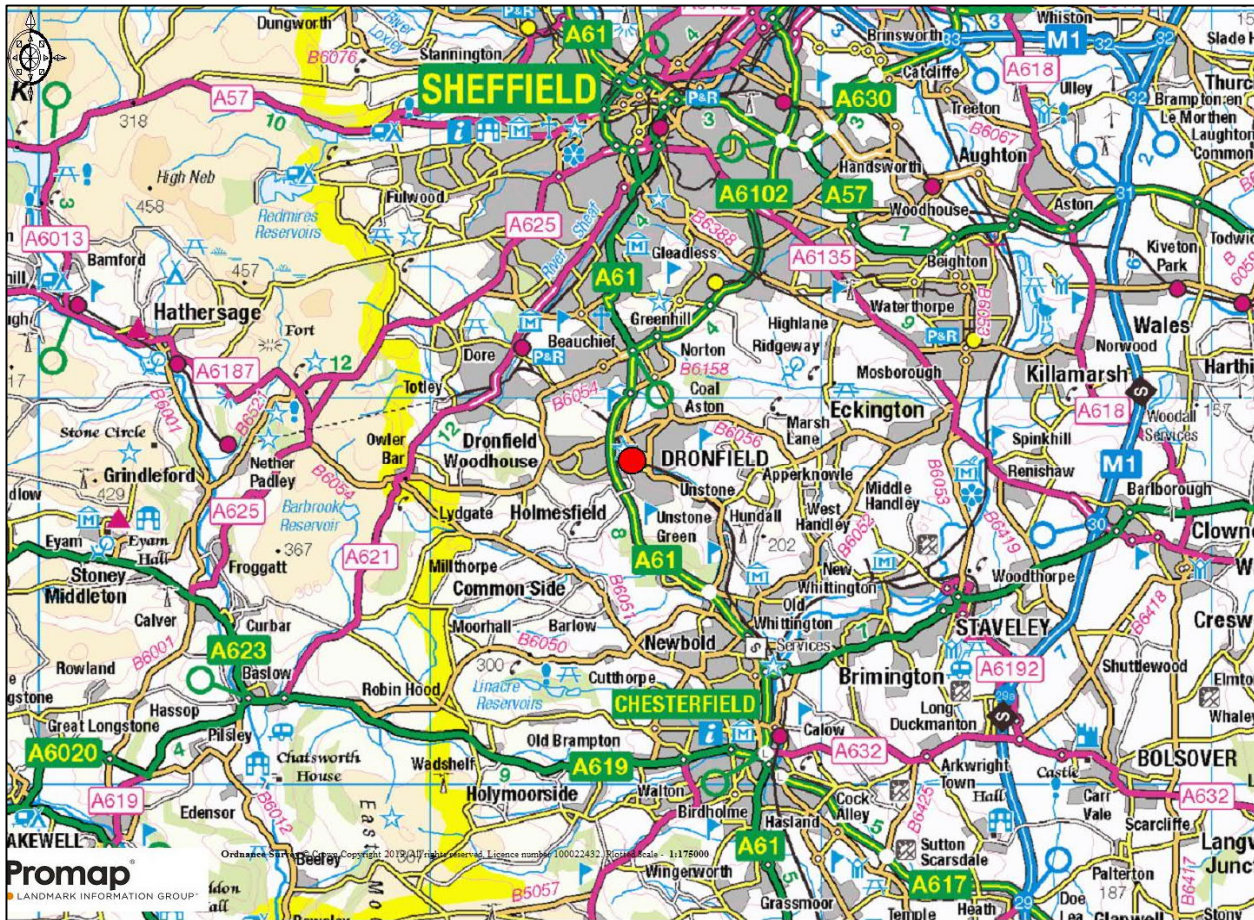
Each party will be responsible for their own professional and legal costs as part of the transaction.

VAT

All figures quoted are deemed to be exclusive of VAT.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



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Subject to Contract. September 2022