



2-10 High Street, Dronfield, S18 1PY
£700,000



Nestled in the heart of Dronfield, this remarkable period commercial property on High Street offers a unique investment opportunity with existing income and potential for further income from the rest of the building. Built in 1877, the building showcases stunning stone construction that reflects its historical charm while providing modern functionality. Spanning an impressive 5,429 square feet, the property is currently home to seven tenants, generating a substantial yearly income of approximately £55,000.

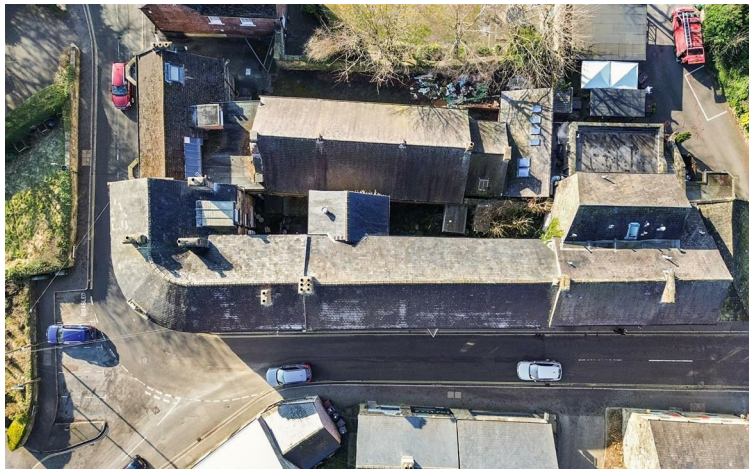
The diverse mix of retail and office units makes this property an attractive prospect for investors seeking a steady income stream. Its prominent position in the centre of Dronfield ensures high visibility and foot traffic, making it an ideal location for businesses to thrive. The blend of historical character and practical space creates a versatile environment that appeals to a variety of tenants.

Planning has also been passed for change of use from offices to 3 apartments to the first floor. 24/00569/FL

There is a car parking facility at the rear of the property for approximately five spaces. This may require Town & Country Planning Approval which should not be a problem as there is an existing dropped kerb at the entrance from High Street. The location means that there is an open air, free public car park situated across the Street.

This property not only represents a sound financial investment but also contributes to the vibrant community of Dronfield. With its rich history and strategic location, it stands as a testament to the enduring appeal of period architecture in a bustling commercial setting. Whether you are looking to expand your investment portfolio or seeking a prime location for your business, this property is a compelling choice that promises both charm and profitability.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



Location

The property is located in Dronfield Town Centre situated on the South side of High Street near its junction with Church Street. The surrounding area is made up of period service sector retail users.

Description

This period commercial property is located in the centre of Dronfield currently with 7 long standing tenants providing an income of around £55,000 per annum. The building is stone built and dates back to 1877. There are single glazed sash windows to the upper floors and traditional shop fronts on the Ground Floor. The property is Freehold and is connected to all mains services. The first floor of the property has gas central heating whilst the shops have no formal heating but have wall mounted electric heaters. The property is approximately 5,429 square feet and sits on a plot of approx. 0.098 acres.

Accommodation

The property has an approximate total square footage of 5,429 sqft;
2 - Ground & First floor - 1,303 sqft
4 - Ground Floor - 367 sqft
6 - Ground & First Floor - 443 sqft
8 - Ground & First Floor - 507 sqft
10 - Ground Floor - 376 sqft
2a - Second Floor - 1,113 sqft
6a - Second Floor - 1,320 sqft

Access

The property is accessed individually for each unit via shop fronts and the first floor offices via the main entrance. Access is also given to the rear of the property via large wooden gates.

Rights of way, wayleaves and easements

We are not aware of any public rights of way crossing the property.

Boundary Responsibilities

The buyer is responsible for all boundaries.

Local Authority and Planning

Passed planning application for 3 residential apartments to the first floor. Reference 24/00569/FL

North East Derbyshire District Council,
2013 Mill Lane,
Wingerworth,
Chesterfield,
Derbyshire,
S42 6NG.

01246 231111

Tenure

FREEHOLD

Services

Connected to all mains services.

Viewing arrangements

Viewings strictly by appointment only via Marc or Rachael on 01246 232156

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.





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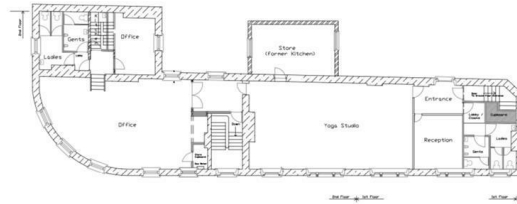
Room Hire - Groups - Meetings

 **High Street Hair**

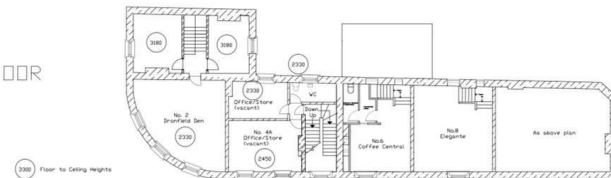
 **Coffee**

High Street

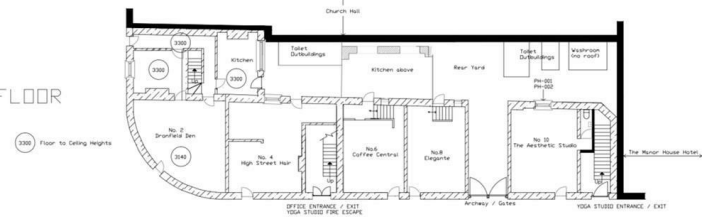
FIRST / SECOND
FLOOR
2A to 10A



FIRST FLOOR



GROUND FLOOR



4 Glumangate, Chesterfield, S40 1QA
Telephone: 01246 232156
E-Mail: residential@wtparker.com
Website: www.wtparker.com