



IVERY

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DAVID'S C

To Let - Two Retail Units

0114 272 3000
www.lcp.co.uk

Occupy this unit for as little as:
£14,400 per annum
£1,200 per month
£277 per week
£40 per day!

This assumes VAT at 20%, service charge at current £450 pa and business rates remain below threshold. Contact us to discuss

TO LET

Retail unit

468 sq.ft

(43 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.
part of M'Core

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400123**

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UNIT 63



468 sq ft

Quoting Rent	£14,500 p.a
Service Charge	£450
EPC Rating	D-96

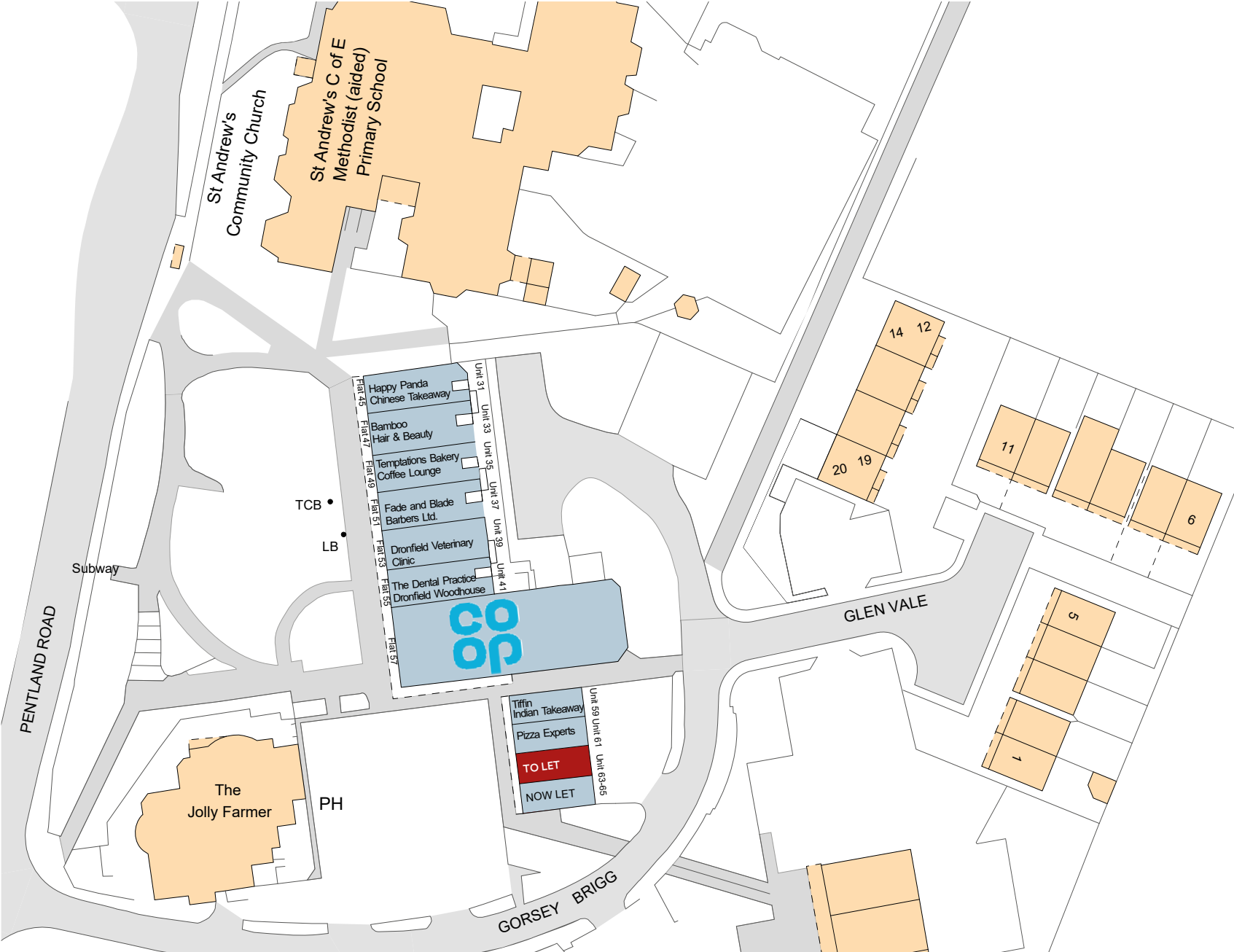
UNIT 65



NOW LET

Quoting Rent	£14,500 p.a
Service Charge	£486
EPC Rating	D-96

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



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

Areas (approx. NIA)	Sq.ft	Sq.m
UNIT 63	468	43
TOTAL	468	43

Description

The property comprises a self-contained, retail unit within a popular suburban retail parade. Wzith painted, plastered walls, lighting and ceiling.

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

Rent

£14,500 per annum exclusive.

Rates

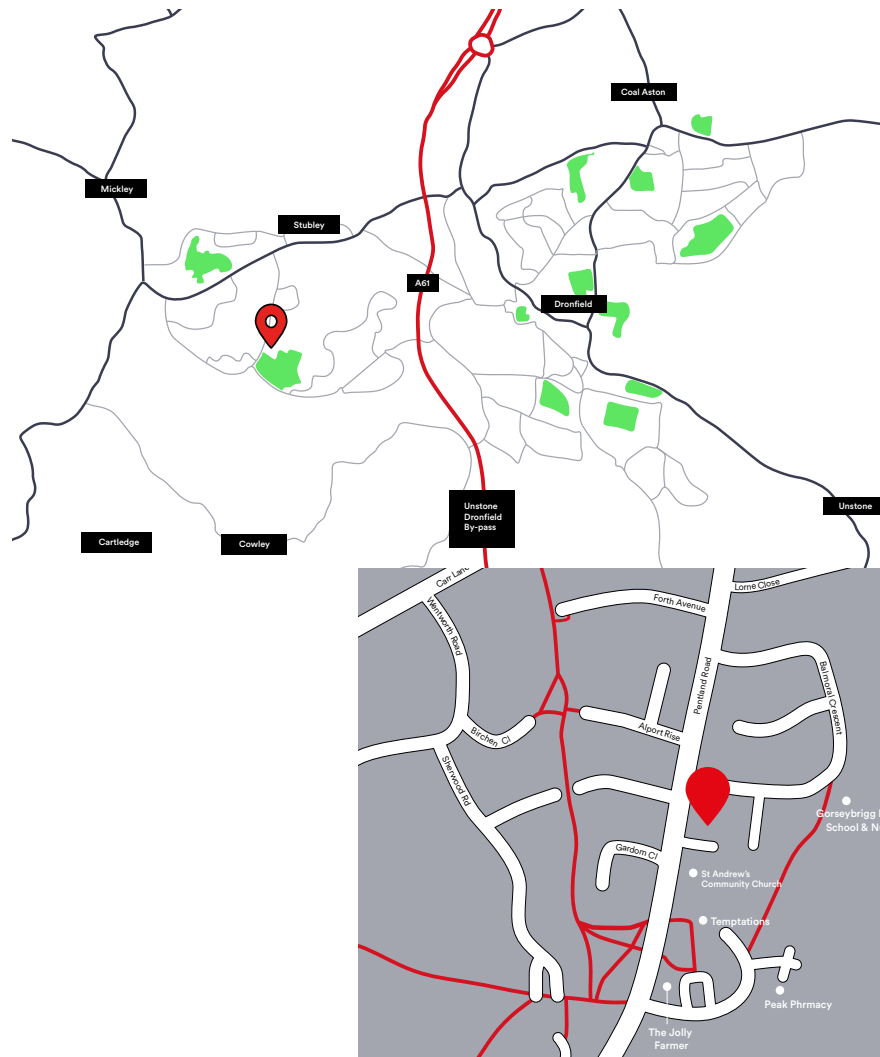
The Rateable of the individual units is below the business rates Relief threshold. Therefore, a tenant who qualifies for full rates relief looking to take either of the properties individually would be free from business rates liability.

Service Charge & Insurance

These units participates in a service charge of Reconciliation only (£450 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:



Tom Shelton 07738 335482
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Owned and Managed by

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