



making property work for business



Photo taken September 2018

SHEFFIELD ROAD, DRONFIELD, S18 2GE

TO LET

**CAR SHOWROOM AND WORKSHOP
5,387 sq ft (500.5 sq m)**

Location

Located in the East Midlands, the town of Dronfield lies between Chesterfield and Sheffield, 3 miles East of the Peak District National Park.

The property is located on the West side of Sheffield Road a short drive from the A61. Nearby occupiers include Sainsburys petrol station, Sainsburys super store, Aldi, Pets at Home and a range of high class local restaurants.

Description

The property comprises a car dealership premises with associated offices and vehicle workshop. The showroom is fully glazed on 3 elevations. The demise includes display parking to the side of the building which is held under a license from the adjoining petrol filling station.

Terms

The property is held on a lease until 14 July 2032 with a Tenants option to break on the service of 6 months' notice on 15 July 2023. Rent £48,000. Available by way of sub-letting or assignment.

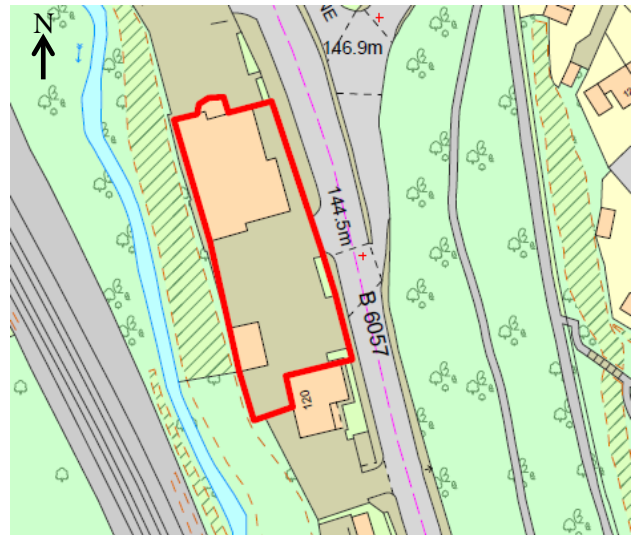
Energy Performance – D - 87

Viewing - An escorted viewing can be arranged solely by appointment with the letting agents.



Accommodation

	sq m	sq ft
Showroom	247.18	2,661
Workshop	110.64	1,191
Workshop Control	17.98	194
Offices & Ancillary	51.97	559
First Floor Offices	72.70	783
Total	500.47	5,387
External Valet Bay	59.52	641
Display spaces		21
Service		4
Customer		4
Licensed display area		15
Total		44
Site Area	0.356	acres



Boundary shown is indicative

ALL ENQUIRIES CONTACT:

BILL BEXSON

Or

ALICE HIGHNAM

020 3588 7200

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The particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

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