

Property Consultants



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Hawk Works, 105A Mary Street, Sheffield S1 4RT

For Sale

5 / 5A Chesterfield Road, Dronfield S18 2XA



- Freehold Retail/Residential Investment
- Main Road Position in Centre of Town
- Upper Floor Flat let on Ground Lease
- Total Income £5,915 per annum
- For Sale - Offers around £65,000

www.crosthwaitecommercial.com

LOCATION

Dronfield is a popular suburban town in North East Derbyshire midway between Sheffield and Chesterfield.

The premise front Chesterfield Road in the centre of Dronfield in the same parade as Banner Jones solicitors, Simply Chinese and Lawrie's Bistro & Coffee House.

DESCRIPTION

The property comprises a ground floor shop with a flat on the two upper floors which has been sold off on a long leasehold interest.

The shop provides open sales space together with a rear kitchen/store and WC.

ACCOMMODATION

Ground Floor Shop	307 sq ft	28.5 sq m
Kitchen / Store	46 sq ft	4.2 sq m
Total	353 sq ft	32.7 sq m



RATING

According to the Rating List on the Internet, the shop is currently assessed as follows: -

Shop and Premises Rateable Value £4,250

The flat is within Council Tax Band A

ENERGY PERFORMANCE CERTIFICATE

The entire block has a rating of 87 (Band D). A full EPC will be provided on request.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

TENANCIES

The shop is let on an 18-month Tenancy Agreement (recently renewed) from 1st August 2019 at a rental of £5,880 per annum. The tenant is E-Clinic Dronfield Ltd. The flat is let on a ground lease for a term of 99 years from 25th April 1986 (66 years unexpired) at a fixed ground rent of £35 per annum.

RENTAL INCOME

The total rental income is therefore **£5,915 per annum**.

TENURE

The premises are held freehold.

FREEHOLD SALE

We are seeking offers in the region of **£65,000** for the freehold interest.

This represents a net initial yield of **8.94%**.

VAT

We understand VAT will NOT be payable on the purchase price.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Martin Crosthwaite at Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com



SUBJECT TO CONTRACT & AVAILABILITY

JULY 2019