

Ground floor retail unit together with
self-contained first floor two-
bedroomed flat.

Unit 2, Greendale Shopping Centre, Green Lane, Dronfield, S18 2LJ.



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📍 Location

Greendale Shopping Centre is a highly-successful retail development, situated within the heart of Dronfield, and within a large and popular residential catchment area. There are a variety of retailers represented within the development which provide a good level of footfall. Morrisons provide the main anchor Tenant to the development.



📄 Description

Unit 2 comprises a modern ground floor retail sales unit, having previously been used as a hair salon and being suitable for a variety of alternative retail uses, subject to Landlord's consent and not to conflict with other occupiers. The unit provides a main retail sales area together with a kitchenette and toilet facility to the rear. There is a delivery yard to the rear, and free public car park immediately to the frontage. At first floor level there is a self-contained flat.

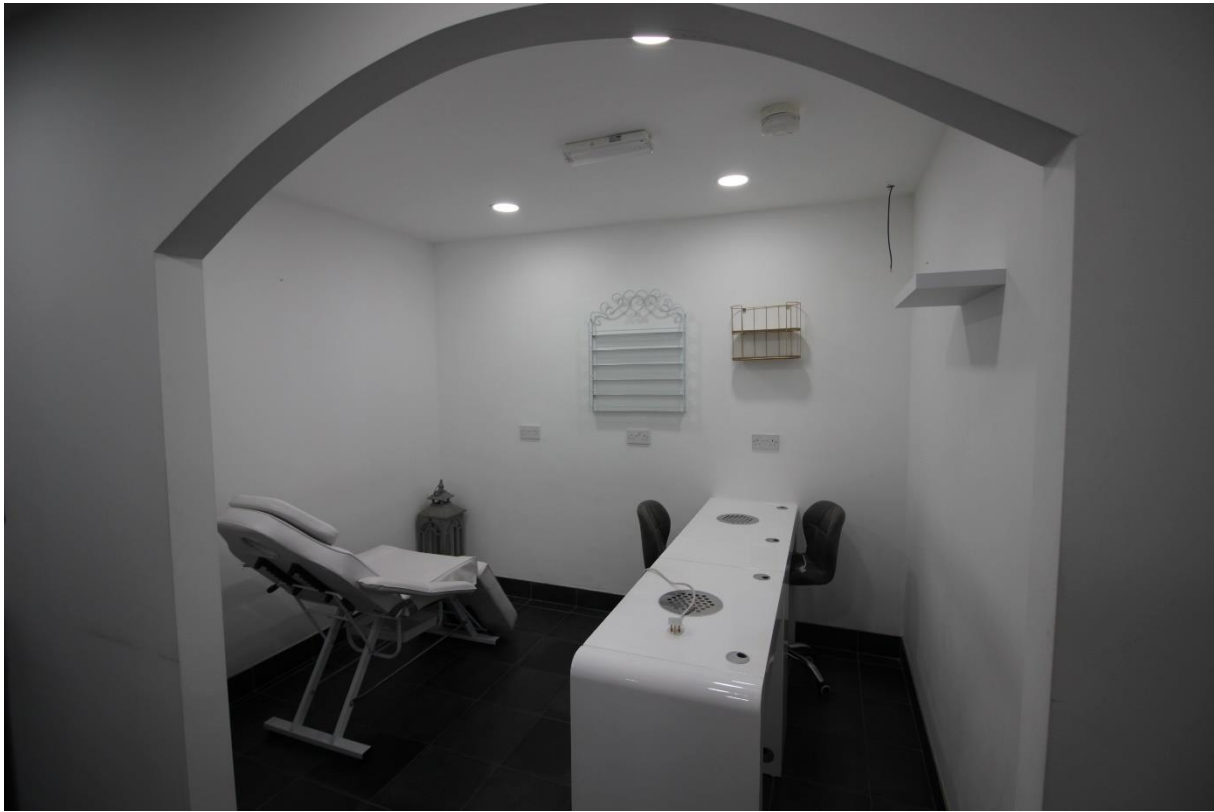
✚ Accommodation:

Approximate net internal floor areas:

	ft ²	m ²
Ground Floor		
Sales	584	54.26
Kitchen	51	4.74
Toilet facility		
Total	635	58.99
First Floor		
Bathroom	36	3.35
Bedroom One	86	7.99
Kitchen	40	3.72
Lounge	206	19.14
Bedroom Two	89	8.27
Total	457	42.46
Total ground & first floor	1,092	101.45







☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the ground floor has a rateable value of £10,000 and is listed as “Shop & Premises.” Please note this figure does not constitute the business rates payable. The first floor living accommodation falls within Council Tax Band “A”.

💡 Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

📄 Planning

The property is suitable for uses falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

💧 Services

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering in to any legal or financial commitment.

📄 Energy Performance Certificate

The ground floor has a compliant EPC rating of 39 (Band B). The first floor has a compliant EPC rating of 41 (Band E). A copy of the EPC is available online or on request.

📄 Terms

The property is available by way of assignment. The current rent passing is £17,500 per annum.



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