



TO LET

Retail Opportunity
765 sq.ft (71 sq.m)

37 Pentland Road, Dronfield Woodhouse, Dronfield, **S18 8ZQ**

- Located on thriving neighbourhood parade
- On site car parking available
- Anchored by Co-Op supermarket

DESCRIPTION

The property occupies the ground floor area at 37 Pentland Road, which forms part of a two storey retail parade with residential to the upper storey. The internal accommodation consists a regular shaped mainly open plan sales area and several store rooms to the rear. Kitchen and WC facilities are located within the unit. The property also benefits from rear loading access, as well as ample staff and customer parking close by. The internal specification includes strip lighting, tiled floors, CCTV, electric mounted heating, Hitachi air conditioning unit and single glazed shop window front. The unit currently has an external ATM machine located to the front left hand side.

AREAS (approx. NIA)	Sq.ft	Sq.m
Sales Area (inc the ATM)	610	56.65
Store 1	53	4.90
Store 2	56	5.20
Store 3	47	4.39
TOTAL	765	71.14

SERVICE CHARGE & INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

RENT & RATES

Rent & Rates available upon request

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

REFERENCES & LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



LOCATION - S18 8ZQ

The property is located within Gosforth Valley Shopping Centre on Pentland Road, in Dronfield Woodhouse. Dronfield Woodhouse is located in north east Derbyshire, on the edge of the Peak District National Park, in between Chesterfield and Sheffield.

The area is a popular suburban retailing parade, anchored by Co-op supermarket with a range of other retailers on the parade, as well as a public house, day nursery and medical centre nearby. Occupiers within the parade include a Chinese takeaway, Coffee House, Vets, Dental Practice, Hair & Beauty Salon and the Co-op supermarket.

VIEWING

Strictly via prior appointment with the appointed agent:



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37 Pentland Road, Dronfield Woodhouse, Dronfield, S18 8ZQ

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