



SMC
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For Sale



**Multi-tenanted Industrial Investment in Dronfield
with Asset Management potential**

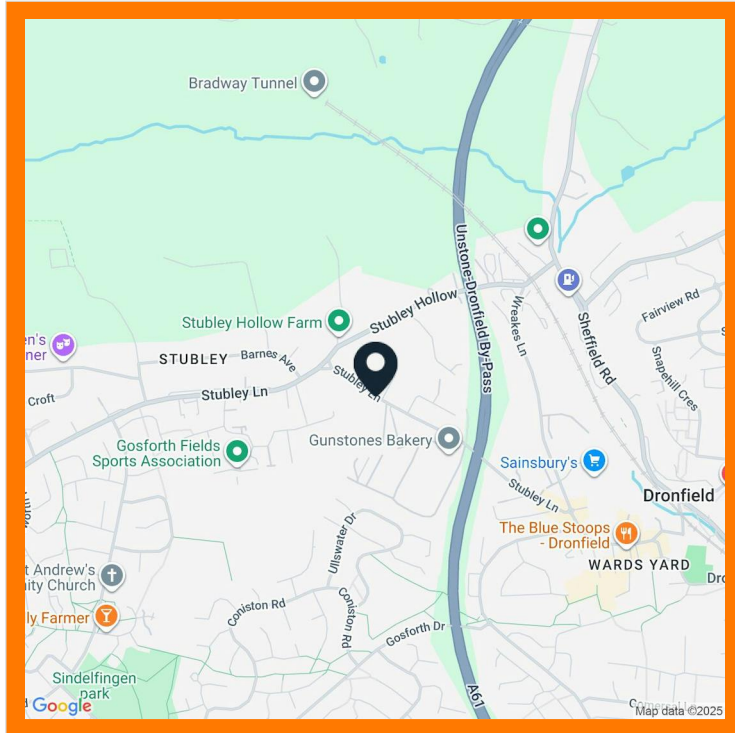
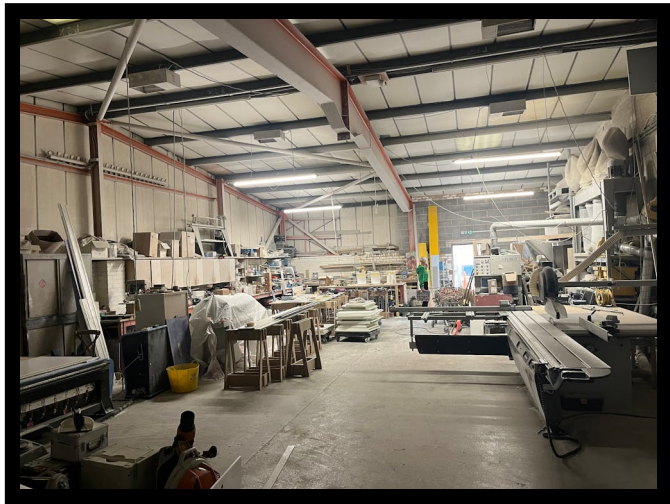
£700,000

Stoke House, Stubble Lane, Dronfield, S18 1PG

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- Freehold Industrial Investment in Dronfield, North East Derbyshire (site area of 0.948 acres (0.384 ha))
- Comprising of ten industrial units which are fully let producing a passing rent of £47,796 pa
- Located in the Dronfield area of North East Derbyshire (access from Stubble Lane)
- Low capital value (based on marketing price) at £50.90 sq ft
- Excellent potential to increase the gross income (majority of rents less than £4 sq ft)



Description

The property comprises a factory unit which has been split into 10 separate units. It is understood the factory was built in the latter part of the 20th century. The building is of brick and block construction.

The factory unit has been split into units of a range of sizes, between around 1,000 sq ft and 2,500 sq ft, with most between 1,000 sq ft and 1,500 sq ft. The units benefit from roller shutter doors of various width sizes, with a height of approximately 3.14m, 3-phase (in most units), eaves height of between 3.5m to 3.76m, concrete floors, and strip lighting. Some units benefit from self contained toilet and kitchenette facilities. There is a communal toilet block at the end of the building. All units have electric & water meters installed in each respective unit.

Externally there is a service yard providing front and rear access as well as vehicle / pedestrian access.

There is an area of storage land which has been used for landlord storage, which will be offered vacant and may have potential to generate additional income.

The site is almost L-shaped, with a strip of land extending to Stubley Lane for services. Access to the site is via Stubley Lane and via the Gunstones Bakery access. Site area of 0.948 acres (0.384 ha).

Location

The property is located off Stubley Lane in the Dronfield area of North East Derbyshire. The property is accessed through Gunstones Bakery and then around to exit to Stubley Lane. The location is on the boundary between Sheffield and Chesterfield, within a suburban area.

Gunstones Bakery is the immediate neighbour, and the area is mainly residential, although within the area there are a number of other commercial occupiers including a nursery school, dental practice, Sainsburys, and various light industrial, workshop and office occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 1	1,873	174.01
Unit - 2	2,562	238.02
Unit - 4	915	85.01
Unit - 5	915	85.01
Unit - 6	1,540	143.07
Unit - 7	1,173	108.98
Unit - 8	1,021	94.85
Unit - 9	1,267	117.71
Unit - 10	1,648	153.10
Unit - 12	836	77.67
Total	13,750	1,277.43

Tenure

Freehold (new title number TBC), subject to the existing tenancies.

Tenancy Details / Rental Income

The property is fully let to established long standing tenants, subject to lease agreements, producing a total income of £47,796 pa. We are informed all tenants are holding over on periodic tenancies. Further details are available by request.

Asset Management Potential

In our opinion given the demand of the local industrial letting market, the rental levels should have scope for a potential uplift from the current levels. The majority of rents are under £4 sq ft. There is also an area of land which could be utilised or let out to increase the income.

We would advise interested parties to make their own enquiries with their professional advisers on this matter.

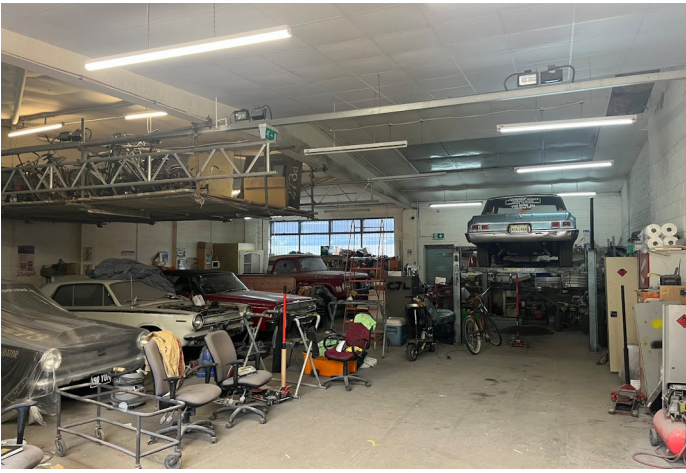
Price

£700,000. The property is not elected for VAT, and it is intended that the sale will be treated as a Transfer of a Going Concern (TOGC).

Energy Performance Certificate

Property graded as A-C

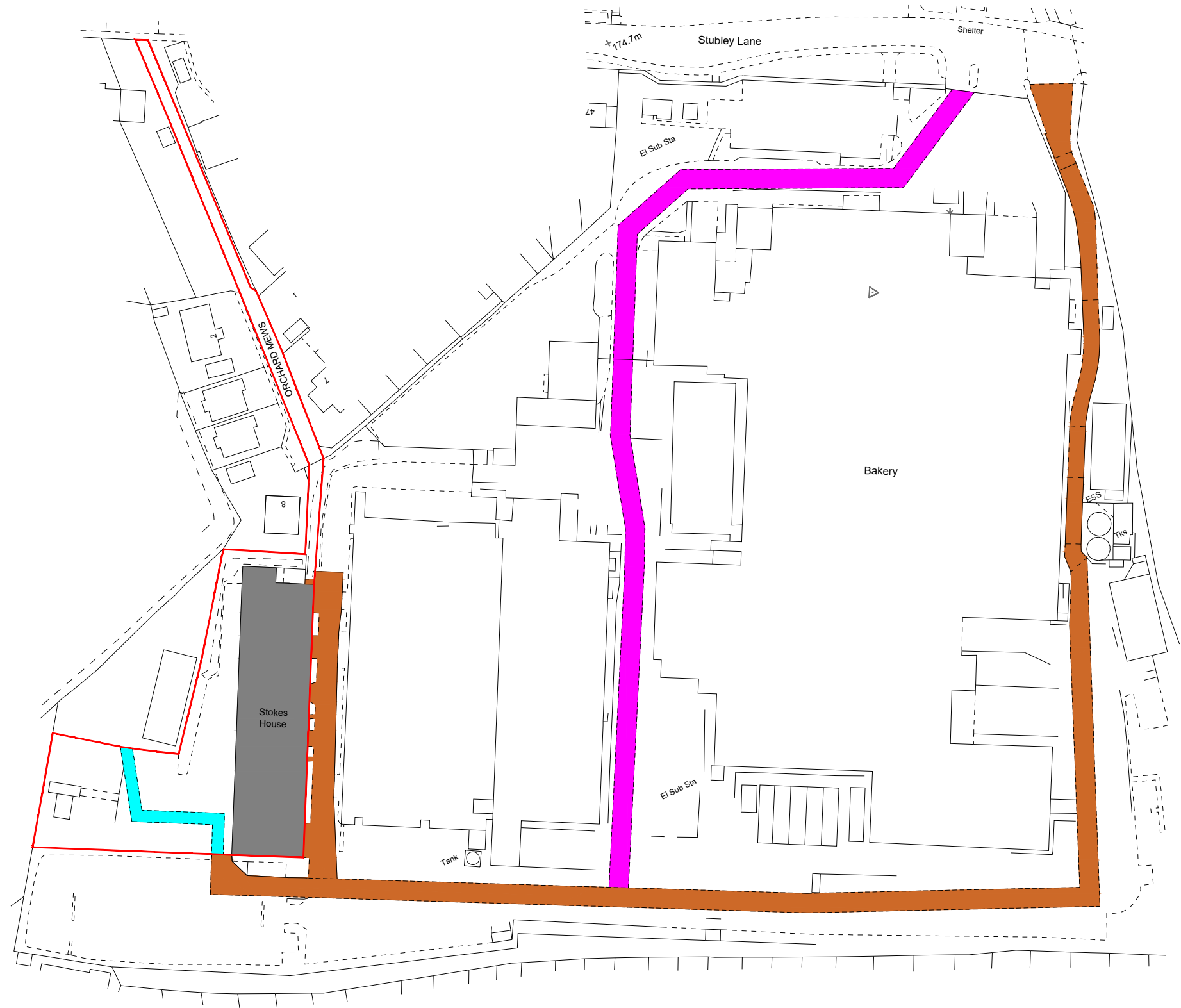
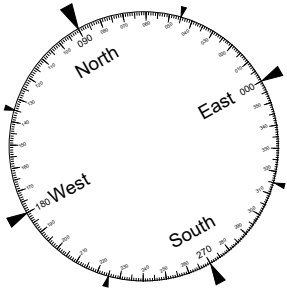
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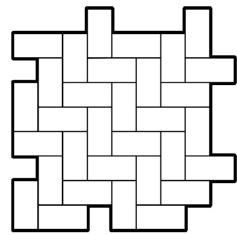


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- Red line defines title boundary
- Brown colouring denotes granted right of way
- Blue colouring denotes reserved right of way
- Stokes House
- Pink colouring denotes granted right of way to exit (one way system)



SITE PLAN 1:1250



**ROWLEY
SURVEYING
LTD**
Land & Building Measurement

PROJECT NAME: SALE_OF_INDUSTRIAL_BUILDING_AND_ASSOCIATED_LAND			
DRAWING TITLE: STOKES_HOUSE_STUBLEY_LANE_DRONFIELD_S18_1PG			
DRAWN BY: T Rowley	CHECKED BY: M Rowley	APPROVED BY: K Beck	DATE: 10/01/2025

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LR TITLE PLANS
GNSS SURVEYS
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3D LIDAR SCANNED IMAGERY
LAND & BUILDING MEASUREMENT

SCALE: 1:1250
DRAWING NO: 01
REVISION: -
UNIT: -

PROJECT NO:	SHEET SIZE: A3