

TO LET (MAY SELL)

PRIME RETAIL UNIT



**48
SPRING GARDENS
BUXTON
SK17 6BZ**

LOCATION

The premises occupy a prime position on pedestrianized Spring Gardens close to a number of well known multiple retailers including White Stuff, Boots, Hawkshead, Craghoppers, Mountain Warehouse, Scope and Bet Fred.

DESCRIPTION / ACCOMODATION

The property is arranged on ground, first and second floor and provides the following approximate areas and dimensions:-

Internal Width	14'7"	4.5m
Shop Depth	45'3"	13.8m
Ground Floor Area	553 sq ft.	51.4 sq.m
Ground Floor Store	61 sq.ft.	5.7 sq.m
First Floor	400 sq.ft.	37.2 sq.m
Second Floor	310 sq.ft.	28.8 sq.m

- ATTRACTIVE SPA TOWN
- PRIME CENTRAL RETAIL LOCATION
- STAFF CAR PARKING AVAILABLE TO THE REAR
- POPULAR TOURIST DESTINATION

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TERMS

The property is to be made available by way of a new FR&I lease for a term of years to be agreed.

RENT

Rental offers in excess of £20,000 pa exclusive are invited. Freehold offers may also be considered. Guide price on application.

RATEABLE VALUE

£16,000 UBR 2022/23 49.9p in £. Interested parties are advised to make their own enquiries concerning potential rate relief via High Peak Borough Council (0345 129 7777)

EPC

A copy of the EPC will be available on request.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred in the transaction.

VAT

The property is not elected for VAT and therefore VAT will not be payable on the rent or purchase price

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

By appointment only through the sole agent Edwards & Co

ALUN JONES

0161 833 9991

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The Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT