

34 Spring Gardens | Buxton |
SK17 6BZ

Retail Unit | To Let



Key features

- Affluent spa town
- Prime town centre location opposite the main entrance to Spring Gardens Shopping Centre
- Adjacent to Timpson & Argos
- Suitable for a range of uses



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Location

Buxton is in the Borough of High Peak, Derbyshire and has a population of approximately 22,215 persons.

Buxton is a Roman Spa town located on the edge of the Peak District National Park and includes some of the most architecturally significant buildings in the country including The Devonshire Dome and The Crescent. The Buxton Crescent Hotel & Spa is now open, the Grade I listed Georgian building houses 80 luxury bedrooms, a state of the art Spa and various function room facilities.

The unit occupies a prime trading location adjacent to Argos and close to the entrance to Spring Gardens Shopping Centre.

Nearby multiple retailers include Clarks, Greggs, Argos, White Stuff, WH Smith, Ponden Mill and Loungers.

Description

The property is arranged over ground floor only.

Accommodation

The property has the following dimensions and approximate floor areas:-

Internal width (front)	4.30 m	14 ft 2 ins
Internal width (average)	5.50 m	18 ft
Shop depth	17.10 m	56 ft 1 in
Built depth	21.42 m	70 ft 4 ins
Ground floor sales	84.20 Sq.m	906 Sq.ft
Ground floor storage	21.38 Sq.m	230 Sq.ft
TOTAL	105.58 Sq.m	1,136 Sq.ft



VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents/quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Information required will include:
 • Corporate structure and ownership details
 • Identification and verification of ultimate beneficial owners
 • Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
 Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

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Terms

The premises are available on a new lease for a term of years to be agreed, subject to rent review at the end of every 5th year of the lease.

Rent

£25,000 per annum exclusive of service charge, insurance and business rates..

Service charge

The service charge for the current year is £1,190 plus VAT.

Insurance

The insurance for the current year is £512 plus VAT.

EPC

Further details available on request. B 41.

Rates

The VOA website shows an entry in the current Rating List of £15,000.

For rates payable please refer to the Local Charging Authority, High Peak Borough Council - 0345 129 7777.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Contact

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