

FOR SALE

**High Street Retail Investment
(Business not Affected)**

Passing rent £9,750 pa
Estimated Market Rent £10,500 pa (outstanding review 22nd May 2018)



65 Spring Gardens, Buxton SK17 6BJ

- Traditional stone and slate mid-terraced shop dating from the mid to late 1800's
- Trading as a long established, high-class jewellers situated on the main high street in the centre of Buxton
- Rateable Value £10,250
- Freehold title

01706 638341 info@boltonmarshall.co.uk www.boltonmarshall.co.uk

65 Spring Gardens, Buxton

Description

The property comprises a traditional two-storey mid-terraced shop of stone and slate construction dating from the mid to late 1800's. It is let to a long established, high quality jewelers (Business not Affected).

Accommodation

Ground floor

Retail sales area, leading onto a slightly elevated rear room with small store and staircase to first floor.

First floor

Two storage/office rooms with sink unit and staff toilets.

The net lettable floor area extends to 65.60 sq m (706 sq ft) or thereabouts.

Location

Buxton is an attractive spa town with a population of approximately 22,000 residents. It is often referred to as the 'Gateway to the Peak District National Park'.



The property is situated on Spring Gardens, the main pedestrianised retail thoroughfare in the town centre, close to The Springs Shopping Centre. Surrounding occupiers comprise a mixture of local and national retailers.

Services

All main services are connected.

Bolton Marshall
Victoria Buildings,
9-13 Silver St, Bury, BL9 0EU

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Air-conditioning units are installed to the retail area.

Tenure

Tenure is freehold (HM Land Registry Title No. DY437634).

Rateable Value

£10,250.

Occupational Lease

The property is let by way of a 15 year FRI lease from 22nd May 2006 (expiry date 21st May 2021). The passing rent is £9,750 pa. There is an outstanding rent review dated 22nd May 2018. We estimate the Market Rent to be £10,500 pa.

Terms

Offers invited in excess of **£145,000**.

Viewing

Strictly by appointment with the sole Agents, By appointment with this office on 01706 638341 or contact Joe Ainscough ja@longdencook.com

Date: 27th March 2019.

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