



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

2 Spring Gardens, Buxton, SK17 6DJ



**UNDER
OFFER**

Price: Offers in the region of **£280,000**

Total Floor Area

4,017 Sq ft / 378.21 Sq M

Viewing strictly through the sole agent.

Barker Proudlove

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In partnership with:





Location:

Buxton is a historic Roman spa town situated in Derbyshire, on the edge of the Peak District National Park. The town is a popular tourist destination, attracting roughly 13.25 million people each year. The town is situated approximately 20 miles south of Manchester, 19 miles south east of Stockport and 24 miles west of Sheffield.

The subject property is located at the top of the pedestrianised Spring Gardens, which is the main shopping destination in the town, and opposite the entrance to the Spring Gardens Shopping Centre.

Laid over ground, basement and first floors, this freehold sale offers a fantastic opportunity with a wide range of uses being possible, subject to the necessary planning consents. The subject property is not listed but it does lie within the Buxton Central conservation area.

Sale Price:

Offers in the region of £280,000

Tenure:

Freehold with vacant possession.

Accommodation:

The premises comprise the following approximate net internal floor areas:

<u>Demise:</u>	<u>Sq Ft</u>	<u>Sq M</u>
Ground Floor	2,076	192.87
First Floor	762	70.79
Basement	1,233	114.55
<u>Total</u>	4,071	378.21

Business Rates:

The premises currently has a Rateable Value of £26,750. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating is TBC.

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date prepared:

May 2023

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction

