



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

Norfolk Square, Glossop, SK13 8BR



Price: Offers in the region of **£325,000**

Total Floor Area

3,342 Sq ft / 310.44 Sq M

**Under
Offer**

Viewing strictly through the sole agent.

Barker Proudlove

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In partnership with:





Location:

Glossop is a an attractive, affluent market town, located to the west of the Peak District National Park, in the borough of High Peak, Derbyshire. The town is near the border with Cheshire, Greater Manchester & Yorkshire, lying approximately 14 miles to the east of Manchester city centre and 24 miles west of Sheffield.

The town has a population of approximately 32,000 persons rising to 1.17 million within 14 miles.

The subject property is located in Norfolk Square in the centre of the town and adjacent to the Partington Theatre. The property is Grade II listed and within the Glossop Conservation Area, however we think it would be suitable for a variety of alternate uses subject to planning.

Sale Price:

Offers in the region of £325,000

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	1,387	128.89
First Floor	602	55.94
Second Floor	407	37.84
Basement	945	87.77
<u>Total</u>	3,342	310.44

Business Rates:

The premises currently has a Rateable Value of £20,750. 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:

August 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.

