

To Let



Whaley Bridge

Proposed Development Site, Unit A, Buxton Road, SK23 7PB

Site Area: 1.19 Acres
Rent on Application

Location & Description:

- The proposed development benefits from being directly adjacent to a Tesco Superstore, and B&M Bargains. Retail provision within a 20 minute driving radius is limited, allowing the convenience led offering at Whaley Bridge to draw from the estimated 110,000 population.
- The site itself extends to approximately 1.19 acres, and is well connected with direct access from Buxton Road, just off the A6. We are seeking offers to let space within the proposed development, and will also consider long leasehold arrangements.
- The site has extant planning permission for Offices (B1), Food and Drink (A3) and Leisure and Assembly (D2) and an application to extend to A1 Retail.

Accommodation:

Current plans allow for Unit A to be comprised over ground, first and second floors. The scheme has permission for a rooftop garden/outdoor eating, as well as parking for 56 cars shared with Unit B.

Terms:

The units are available to pre-let on a new FRI lease, with further terms available upon application. Long leasehold arrangements will also be considered.

Planning:

The site has extant planning permission for Offices (B1), Food and Drink (A3) and Leisure and Assembly (D2). The local authority are currently considering an application to extend this use to include A1 Retail. Please contact the agent for more information.

EPC:

An EPC will be procured on practical completion, and be made available to prospective tenants.

Rating Assessment:

The proposed units are yet to be assessed for business rates. Interested parties are advised to make further enquiries with the local authority when appropriate.

Legal Costs:

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

Date Prepared:

May 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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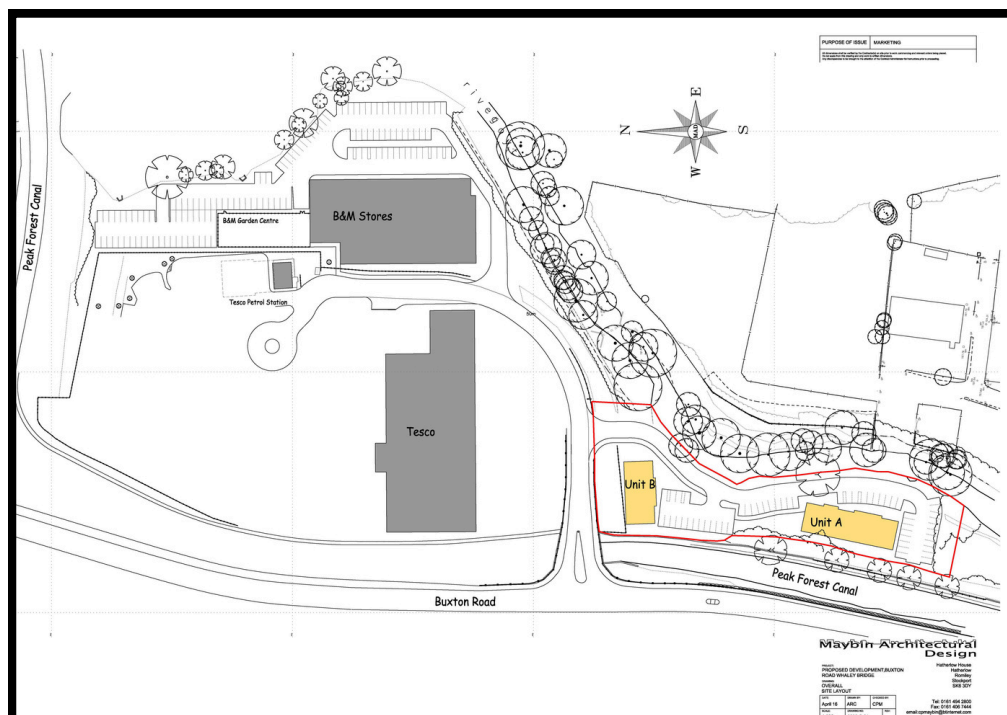
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