

HIGH STREET PROPERTY / CLASS A1
60-64 High Street West, Glossop SK13 8BH



Rent: £45,000 PA
Ground Floor Area
2,413 Sq ft / 224 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Glossop is a popular market town situated to the west of the Peak District National Park, approximately 13 miles to the east of Manchester and 24 miles west of Sheffield.

The property occupies a prime position on High Street West with nearby occupiers including Coral, Superdrug and Costa.

Accommodation:

The property benefits from a large rear service/parking area along with numerous car parks to the rear. They provide the following approximate floor areas:-

Demise:	Sq Ft	Sq M
Ground Floor Sales	2,413	224.17
Ground Floor Store	602	55.93
Mezzanine	184	17.10
First Floor Store	2,184	202.9

Rent:

We are seeking a rent of £45,000 per annum exclusive.

Tenure:

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £31,250. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates

EPC:

Energy Performance Asset Rating - D

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:

June 2020

Subject to Contract

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