



## 6 Howard Street Glossop SK13 7DD

**1,690  
SQ.FT**



- Three storey office premises in Glossop
- Landmark office premises close to the station
- GF: 662 Sq.ft/FF: 657 Sq.ft/SF: 371 Sq.ft.
- Low RV: £11,750 - 100% SBRR - Nil rates
- Suitable for a variety of E use classes
- Offices/clinic/medical practice/salon etc
- Located close to all local amenities
- New Lease / No Premium / Terms TBA

## Location

The property is located fronting Howard Street in Glossop town centre and is a short walk to Glossop train station, High Street West and Howard Town retail park which includes Wetherspoons, M&S, Domino's, Lidl and Pico Lounge.

- M67: 4 miles.
- Manchester: 14 miles.



## Description/Accommodation

The property provides accommodation over ground, first and attic floors and forms part of a detached three storey building of traditional construction with stone work elevations under a pitched roof.

Ground floor: 662 Sq.ft:-

Entrance: 43 Sq.ft - 6'4" x 4'3" + 4'5" x 3'44".  
 Kitchen: 73 Sq.ft - 10'6" x 6'3" + 3'4" x 1'11".  
 Corridor: 40 Sq.ft - 4'0" x 10'1".  
 Rear store: 116 Sq.ft - 13'9" x 8'4".  
 Rear office: 165 Sq.ft - 12'3" x 12'4".  
 Front office: 225 Sq.ft - 14'9" x 15'3".

First floor: 657 Sq.ft:-

Rear office: 112 Sq.ft - 13'5" x 8'3".  
 Mid office: 76 Sq.ft - 9'5" x 8'0".  
 Rear office: 165 Sq.ft - 13'4" x 12'4".  
 Front mid office: 52 Sq.ft - 7'4" x 7'1".  
 Mid room: 52 Sq.ft - 7'0" x 7'5".  
 Office: 110 Sq.ft - 7'2" x 15'3".  
 Corridors: 50 Sq.ft overall.  
 Landing: 40 Sq.ft - 6'4" x 6'3".

Attic floor: 371 Sq.ft:-

Main office: 20'10" x 18'10" less stairs.

## Rateable Value

Rateable value: £11,750.

Small Business Rates Multiplier 2026/27: 49.9p.

100% SBRR available - Nil payable rates.

Interested parties are advised to make their own enquiries with High Peak Borough Council - 01298 28400

## Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

## Rent

£18,000 per annum exclusive.

£1,500 per calendar month.

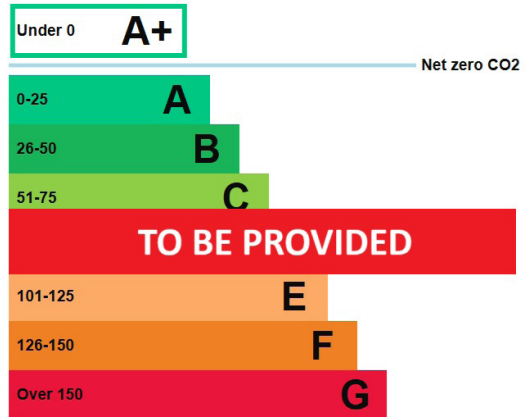
## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

## Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

## EPC Rating



## Utilities

Mains services are available including gas, electricity, water and drainage.

## Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

## Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

### Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JUNE 2026.