

BUXTON

30-32, Spring Gardens, SK17 6DE
PRIME SHOP LEASE AVAILABLE

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

Buxton is an attractive and popular spa town within the Peak District National Park.

The premises are situated in a prime corner position on pedestrianised Spring Gardens, opposite the main entrance to The Springs Shopping Centre. Nearby occupiers include **Argos, Nottingham Building Society, Greggs, Sacro Lounge, Caffé Nero, TG Jones and Clarks.**

Lease Details and Rent

The premises are held on an existing lease expiring 29th February 2028 at a passing rent of **£18,700 per annum exclusive** and are available by way of assignment. Alternatively a sub lease may be considered.

Accommodation:

The premises comprise the following approximate floor areas:

FLOOR	SQ FT	SQ M
Ground Floor	589	54.7
First Floor (remote)	165	15.3
Basement	228	21.1

Business Rates

Rateable Value (2026): **£19,250**

VAT and Costs

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request.



All Enquiries

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30-32 Spring Gardens



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Plotted Scale - 1:1,000

August 2026. Subject to Contract.

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