

REDEVELOPED RETAIL UNIT - TO LET

30-32 SPRING GARDENS & 2/8 HARDWICK STREET BUXTON SK17 6DE

bf
brasier freeth



SPRING GARDENS & HARDWICK STREET BUXTON

SK17 6DE

KEY DETAILS

- New Redeveloped premises
- Affluent spa town
- Prime corner location opposite the main entrance to Spring Gardens Shopping Centre
- Suitable for a range of uses
- Subject to full vacant possession

LOCATION

Buxton is in the Borough of High Peak, Derbyshire and has a population of approximately 22,215 persons.

Buxton is a Roman Spa town located on the edge of the Peak District National Park and includes some of the most architecturally significant buildings in the country including The Devonshire Dome, Cavendish Arcade and The Buxton Crescent Hotel & Spa.

The premises are located opposite the primary entrance to Spring Gardens Shopping Centre, where a planning application has been submitted by developers, Capital & Centric for a £100m redevelopment of the scheme.

This will include 45,000Sq.ft of new retail and leisure alongside 332 homes.

The redevelopment of the shopping centre will enhance the location if the subject premises with the creation of a new pedestrian friendly direct link between this section of Spring Gardens and Buxton train station.

Retail Opportunity
TO LET



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DESCRIPTION

Our landlord client is considering a redevelopment of the building to amalgamate a number of retail units including the former Greggs premises that originally occupied the corner of Spring Gardens and Hardwick Street.

Other nearby multiple retailers include Clarks, Argos, White Stuff, Mountain Warehouse, Crew Clothing, Loungers, Caffè Nero and an upsized Greggs.

The combined premises will be arranged over ground, basement, first, and second floor levels, with the benefit of attractive glazed shop windows to both the primary and return frontage.

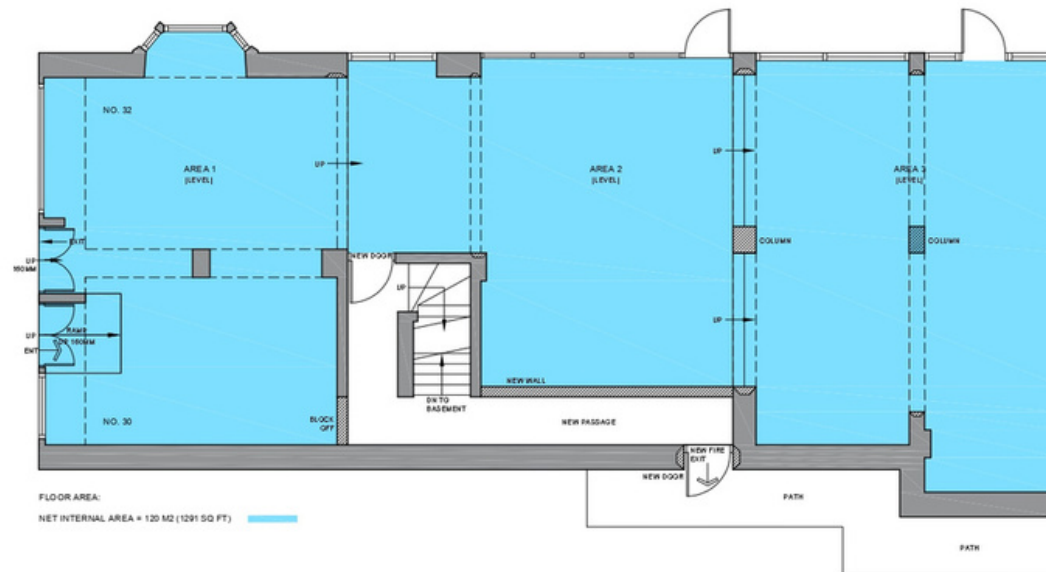
ACCOMMODATION

Detailed plans showing the proposed amalgamation are available upon request, however the new unit will provide the following net internal floor areas:

Floor	Size Sq.m	Size Sq.ft
Ground Floor	120.00	1,291
Basement	64.00	689
First Floor	85.00	915
Second Floor	85.00	915
Attic	50.00	538
TOTAL	404.00	4,348



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30 - 32 SPRING GARDENS & 2 - 8 HARDWICK ST, BUXTON.
PROPOSED GROUND FLOOR PLAN - RETAIL OPERATOR.
Scale 1:100 at A3. DWG NO.11526_04A

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The premises are available on a new lease for a term of years to be agreed, subject to rent review at the end of every 5th year of the lease.

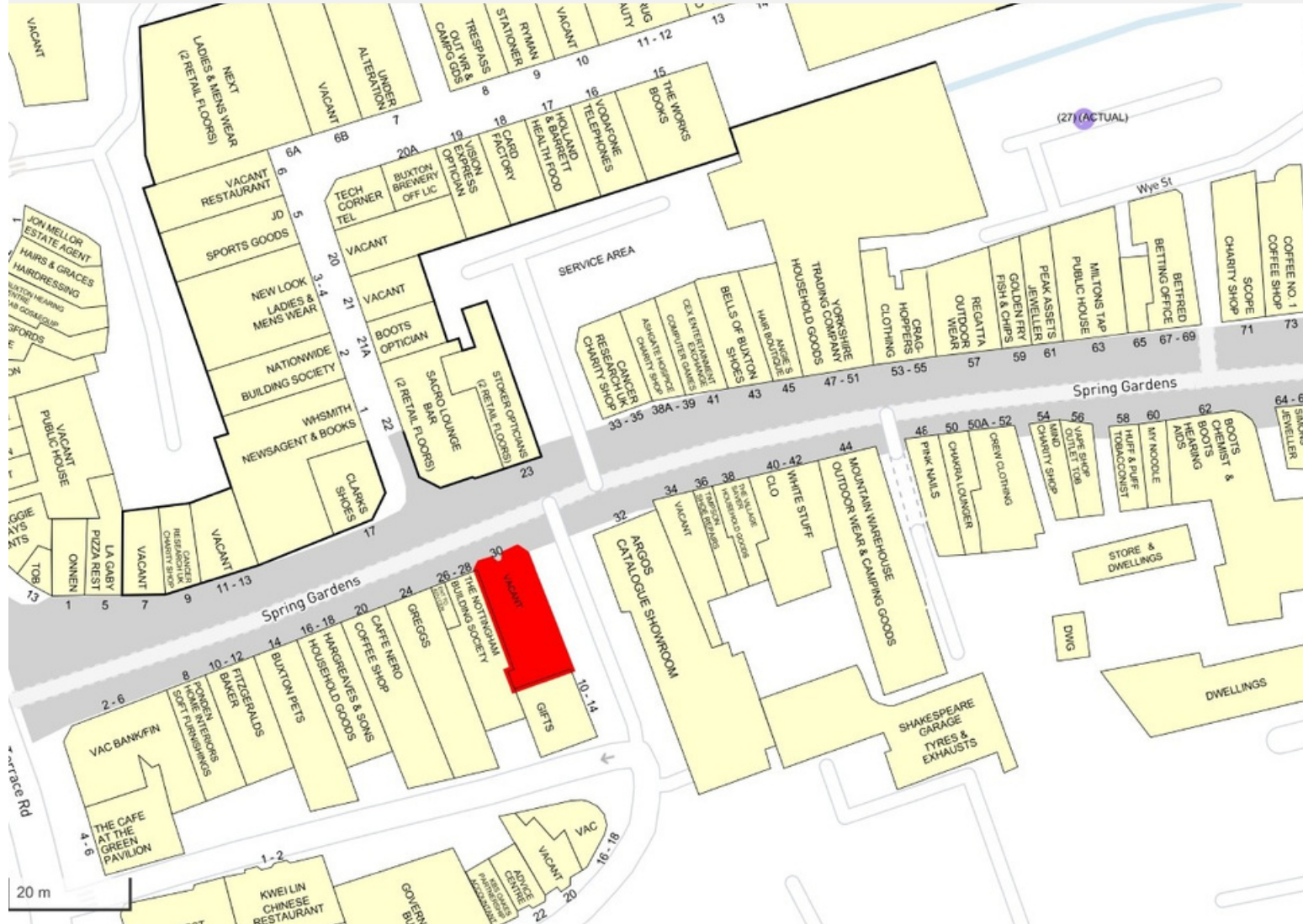
£45,000 per annum exclusive.

Further details available upon request. B 39.

The property is to be reassessed for rates following the reconfiguration of the space.

For rates payable please refer to the Local Charging Authority, High Peak Borough Council - 0345 129 7777.

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



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