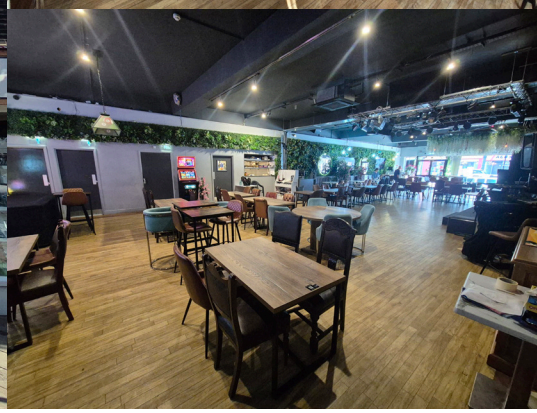
MBRE

INVESTMENT FOR SALE



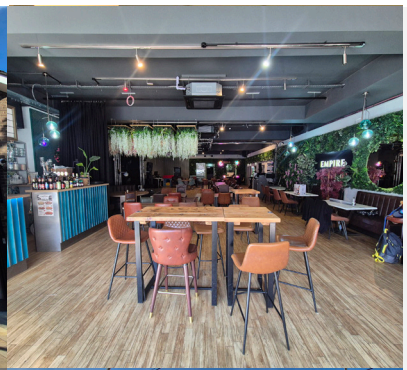




60-64
High Street West
Glossop
High Peak, SK13 8BH

5,538 SQ.FT









- Fully let bar/restaurant retail investment
- GF restaurant/bar & FF Function room
- External beer garden with outdoor bar
- Private rear entrance off Bernard Street
- Rateable Value: £35,750 for whole building
- Fully let with two Leases expiring 30/09/2030
- Total annual rental income £60,000 pax
- £675,000 - 8.9% investment yield before costs

MBRE

Location

The property is located above Empire restaurant which fronts High Street West in Glossop town centre. The property is accessed from Bernard Street to the rear via private entrance.

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





Description/Accommodation

The property provides accommodation over ground and first floor levels of a two storey building of traditional construction with brickwork elevations under a pitched tiled roof and benefits from private external access off Bernard Street.

Ground floor: 2,940 Sq.ft overall comprising:-
Main sales: 2,445 Sq.ft - 31'8'' x 77'3''.
Kitchen: 318 Sq.ft - 18'9'' x 16'11''.
Store: 177 Sq.ft - 14'5'' x 12'4''.
Male, female and disabled toilets.
Mid stair level office: 168 Sq.ft - 11'7'' x 12'4''.
First floor 2,430 Sq.ft overall comprising:-
Entrance foyer: 55 Sq.ft - 8'5'' x 6'5''.
Main room: 1,280 Sq.ft - 31'3'' x 40'10'' including store room.
Rear room: 1,095 Sq.ft - 35'0'' x 31'3''.

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Rateable Value

Rateable value: £35,750.
Small Business Rates Multiplier 2026/27: 43.2p.

Interested parties are advised to contact High Peak Borough Council - 01298 28400.

Tenure

We understand that the property is Freehold.
Title Number: DY548302- TBC.

Price

£675,000 SUBJECT TO CONTRACT.

VAT

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

Conditions

Subject to Contract.

Tenancy Agreements

The property benefits from a Lease for the ground floor and a separate Lease for the first floor.

Ground floor: Let for a term of six years from 1st October 2024 expiring 30th September 2030 subject to a passing rent of £39,600 per annum exclusive.

First floor: Let for a term commencing 1st June 2025 expiring 30th September 2030 subject to a passing rent of £20,400 per annum exclusive.

Utilities

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

Planning

We understand the property benefits from E use. Buyers to make their own enquiries.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

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. October 2026.

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