

Unit 2 | 47-51 Spring Gardens |  
Buxton | SK17 6BJ

Shop | To Let



### Key features

- Opposite Waitrose & adjacent to Yorkshire Trading Company
- Car Park entrance to Spring Gardens Shopping Centre
- Available as part of the subdivision of the former M&S
- Suitable for a variety of uses



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### Location

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

The Spa town is situated 22 miles south west of Manchester and 24 miles west of Sheffield.

Buxton is known as being the 'Gateway to the Peak District National Park', the town is a very popular tourist destination

The Springs Garden Shopping Centre is the prime shopping destination in the attractive Spa town.

### Description

The subject premises are situated adjacent to Yorkshire Trading Company and Reed Employment.

The unit is directly opposite Waitrose, which is the major anchor to Spring Gardens Shopping Centre, positioned close to the scheme entrance and the adjoining surface car park.

Other nearby multiple retailers include The Works, Specsavers, Superdrug and Grape Tree.

### Accommodation

The property has the following approximate dimensions and floor areas:-

Internal width	8.48 m	27 ft 10 ins
Shop depth	22.55 m	74 ft
Ground floor sales	192.59 Sq.m	2,073 Sq.ft
Ground floor storage	28.15 Sq.m	303 Sq.ft



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### Tenure

The premises are available on a new lease for a term of years to be agreed.

### EPC

An EPC has been commissioned and is awaited.

### Rent

£35,000 per annum exclusive.

### Rates

The premises have not been assessed for Rates, post the subdivision of the premises. Interested parties should make enquires with High Peak Borough Council - 0345 129 7777.

### Service charge

Service charge details are available upon request.

### Legal costs

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

## Contact

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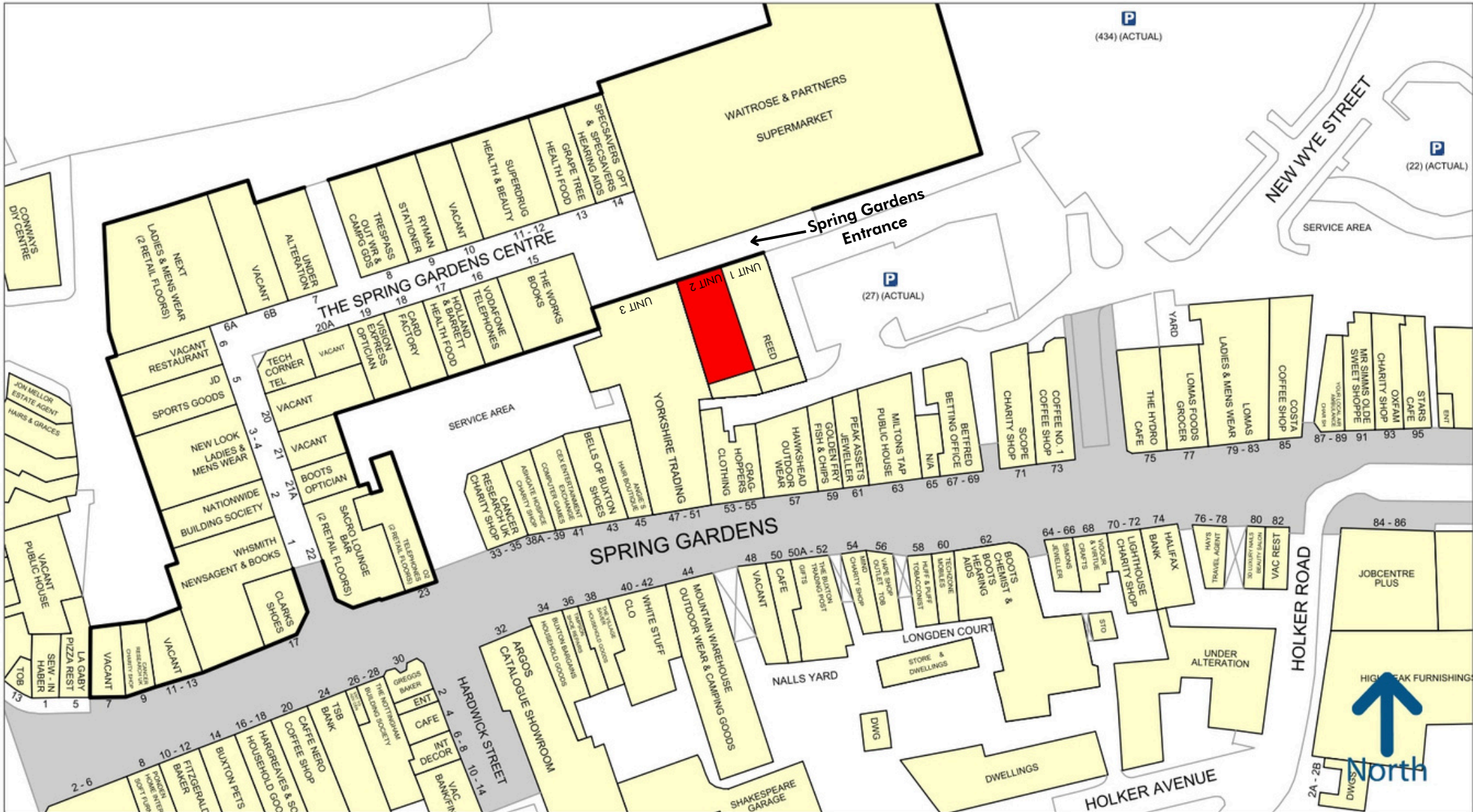
VIEWINGS - Strictly by appointment

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Experian Goad Plan Created: 12/08/2024

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