

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



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

### 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



**VIEWINGS - Strictly by appointment**

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required includes: • Corporate structure and ownership details • Identification of the Buyer/Funders/Beneficial owners • Satisfactory proof of the source of funds for the Buyers/Funders/Lessee  
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

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

#### Tenure

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

#### Rent

£35,000 per annum exclusive.

#### Service charge

Service charge details are available upon request.

#### EPC

An EPC has been commissioned and is awaited.

#### 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.

#### Legal costs

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

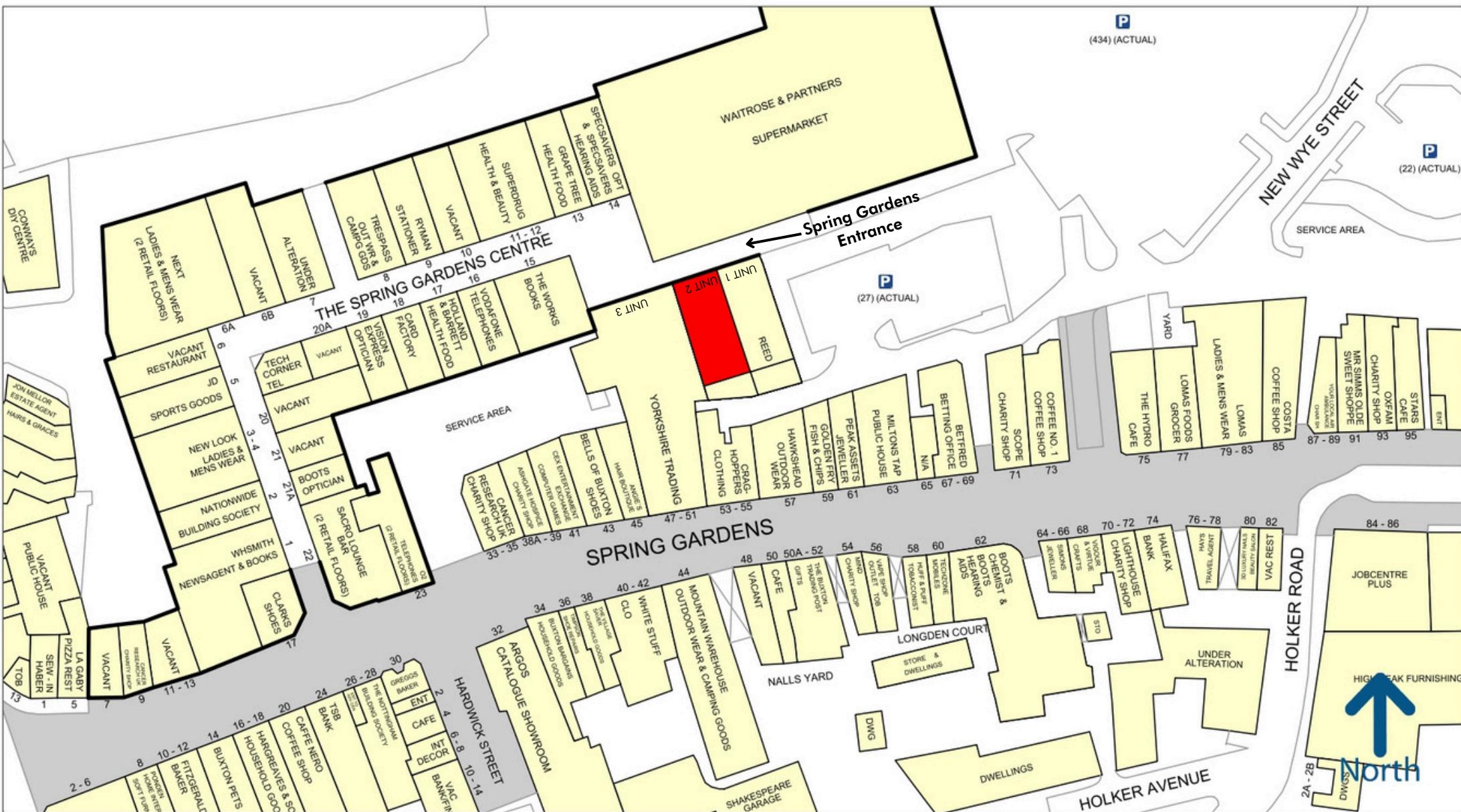
## Contact

Damian Sumner

07974 085738

[damian.sumner@brasierfreeth.com](mailto:damian.sumner@brasierfreeth.com)

**[brasierfreeth.com](http://brasierfreeth.com)**



50 metres

Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

Experian Goad Plan Created: 12/08/2024

Created By: Brasier Freeth

For more information on our products and services:

For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)