



1 Torr Street

Buxton, SK17 6HW

TO LET - Prominent Retail Unit in Buxton

807 sq ft
(74.97 sq m)

- Prominent Corner Position
- Strong Residential Catchment Area
- Suitable for Various Uses
- Occupier Likely Eligible for 100% Small Business Rates Relief

1 Torr Street, Buxton, SK17 6HW

Summary

Available Size	807 sq ft
Rent	£625 per month
Rateable Value	£4,000 Occupier likely eligible for 100% small business rates relief.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property comprises a prominent corner retail unit fronting both Torr Street and Chapel Street, extending to approximately 807 sq ft in total. The accommodation is predominantly arranged at ground floor level, providing approximately 541 sq ft of open retail space with glazed frontages to both elevations, providing excellent prominence and natural display opportunities.

The accommodation also includes a first floor and basement, with a WC located on the first floor. The property benefits from gas central heating and extraction to the first floor. Previously occupied as the Buxton Balloon Shop, the property offers a flexible opportunity for a range of retail or commercial uses, subject to any necessary consents.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	541	50.26	Available
1st	101	9.38	Available
Basement	165	15.33	Available
Total	807	74.97	

Location

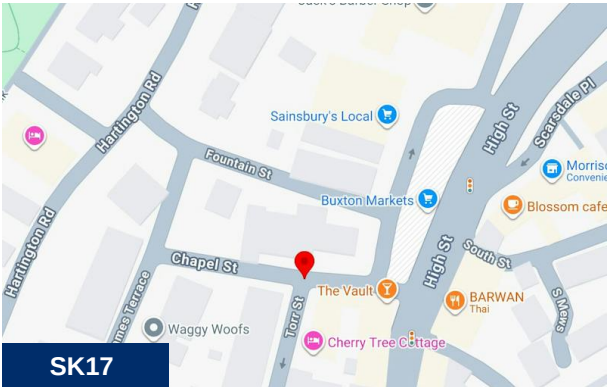
Buxton is a historic spa town and established commercial centre within the Peak District, approximately 18 miles south-east of Manchester and 13 miles north of Matlock. The property occupies a prominent corner position at the junction of Torr Street and Chapel Street, within the town centre and close to the pedestrianised Spring Gardens shopping area. The surrounding area provides a mix of national and independent retailers, cafés, restaurants and professional occupiers, with Buxton Market and the town's main shopping streets within easy walking distance. Buxton railway station provides regular services towards Manchester Piccadilly, whilst the A6 provides direct road access towards Manchester, Matlock and Derby, with the A515 providing links towards Ashbourne and the wider Peak District.

Viewings

Strictly by appointment only with Sole Agents Hallams Property Consultants.

Terms

The premises are available by way of a new effective FRI lease for a term of years to be negotiated.



Viewing & Further Information



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