

UNIT 4B CAVENDISH ARCADE  
Buxton, Derbyshire, SK17 6BQ  
Retail Unit To Let



- Class E (or other subject to Planning)
- 468 sq ft (43.94 sq m)
- Located in the landmark Cavendish Arcade
- In view of the largest stain glassed window in the UK

Asking rent: £10,000 p.a. exclusive of outgoings

## Location

Buxton is a spa town situated within the County of Derbyshire just outside the Peak District National Park. The town is situated 20 miles south east of Manchester, 19 miles south east of Stockport and 13 miles east of Macclesfield. The property is located in the town centre close to the prime retail area of Spring Gardens which is anchored by M&S. The neighbouring Crescent Hotel is currently undergoing a sixty million pound development project to create a 79 bedroom 5 star hotel and spa.

## Description

The Cavendish Arcade is a historic Grade II listed former public baths that was converted into a shopping arcade in 1987. The unit is located inside the arcade on the ground floor within view of the stain glassed window roof - the largest of its kind in the UK. This is a rare opportunity to rent an attractive retail unit in one of Buxton's landmark buildings. It benefits from glass frontage as well as a display area in the beautifully tiled communal walkway.

## Accommodation

The approximate dimensions are as follows

	Metric	Imperial
Ground Floor Retail	43.94 sq m	468 sq ft
Total	43.94 sq m	468 sq ft

## Use

Class E (or other subject to Planning).

## Lease

To let on new full repairing and insuring lease for a term of years to be agreed.

## Rental

£10,000 plus VAT per annum exclusive of rates and any service charges. A rent deposit may be required aside from normal rent along with suitable references.

## Rates

The Rateable Value is £10,500 and the rates payable for 2017/18 are £4,893. Interested parties should contact High Peak Borough Council for verification.

## EPC

Available upon request

## Legal Costs

Each party is to pay their own legal costs.

## VAT

We understand that the property is elected for VAT.

## Code for Leasing Business Premises

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

## Local Authority

High Peak Borough Council

## Viewings

All viewings are strictly by appointment through joint agents Azure Property Consultants Ltd and Nina Lubman Commercial Estate and Letting Agents

For further information please contact:

Azure Property Consultants Ltd

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## SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

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