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**Buxton Bargains**  
Many Items Pound & Less Than A Pound Available

# 34 SPRING GARDENS BUXTON

SK17 6BZ

**bf.**

brasierfreeth.com

Retail Unit - To Let

# 34 SPRING GARDENS BUXTON

SK17 6BZ

Retail Opportunity  
**TO LET**

## KEY DETAILS

- Affluent spa town
- Prime town centre location opposite the main entrance to Spring Gardens Shopping Centre
- Adjacent to Timpson & Argos
- Suitable for a range of uses

## LOCATION

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

Buxton is a Roman Spa town located on the edge of the Peak District National Park and includes some of the most architecturally significant buildings in the country including The Devonshire Dome and The Crescent. The Buxton Crescent Hotel & Spa is now open, the Grade I listed Georgian building houses 80 luxury bedrooms, a state of the art Spa and various function room facilities.

The unit occupies a prime trading location adjacent to Argos and close to the entrance to Spring Gardens Shopping Centre.

Nearby multiple retailers include Clarks, Greggs, Argos, White Stuff, WH Smith, Ponden Mill and Loungers.



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## DESCRIPTION

The property is arranged over ground floor only.

## ACCOMMODATION

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

Internal Width (front)	4.30 m	14 ft 2 ins
Internal Width (average)	5.50 m	18 ft
Shop Depth	17.10 m	56 ft 1 ins
Build Depth	21.42 m	70 ft 4ins

Floor	Size Sq.m	Size Sq.ft
Ground Floor Sales	84.20	906
Ground Floor Storage	21.38	230
<b>Total</b>	<b>195.58</b>	<b>1,136</b>



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## TERMS

The premises are available on a new lease for a term of years to be agreed, subject to rent review at the end of every 5th year of the lease.

## RENT

£25,000 per annum exclusive of service charge, insurance and business rates..

## SERVICE CHARGE

The service charge for the current year is £1,190 plus VAT.

## INSURANCE

The insurance for the current year is £512 plus VAT.

## EPC

Further details available on request. B 41.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £18,000. For rates payable please refer to the Local Charging Authority, High Peak Borough Council - 0345 129 7777.

## LEGAL COSTS

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



*Damian Sumner*

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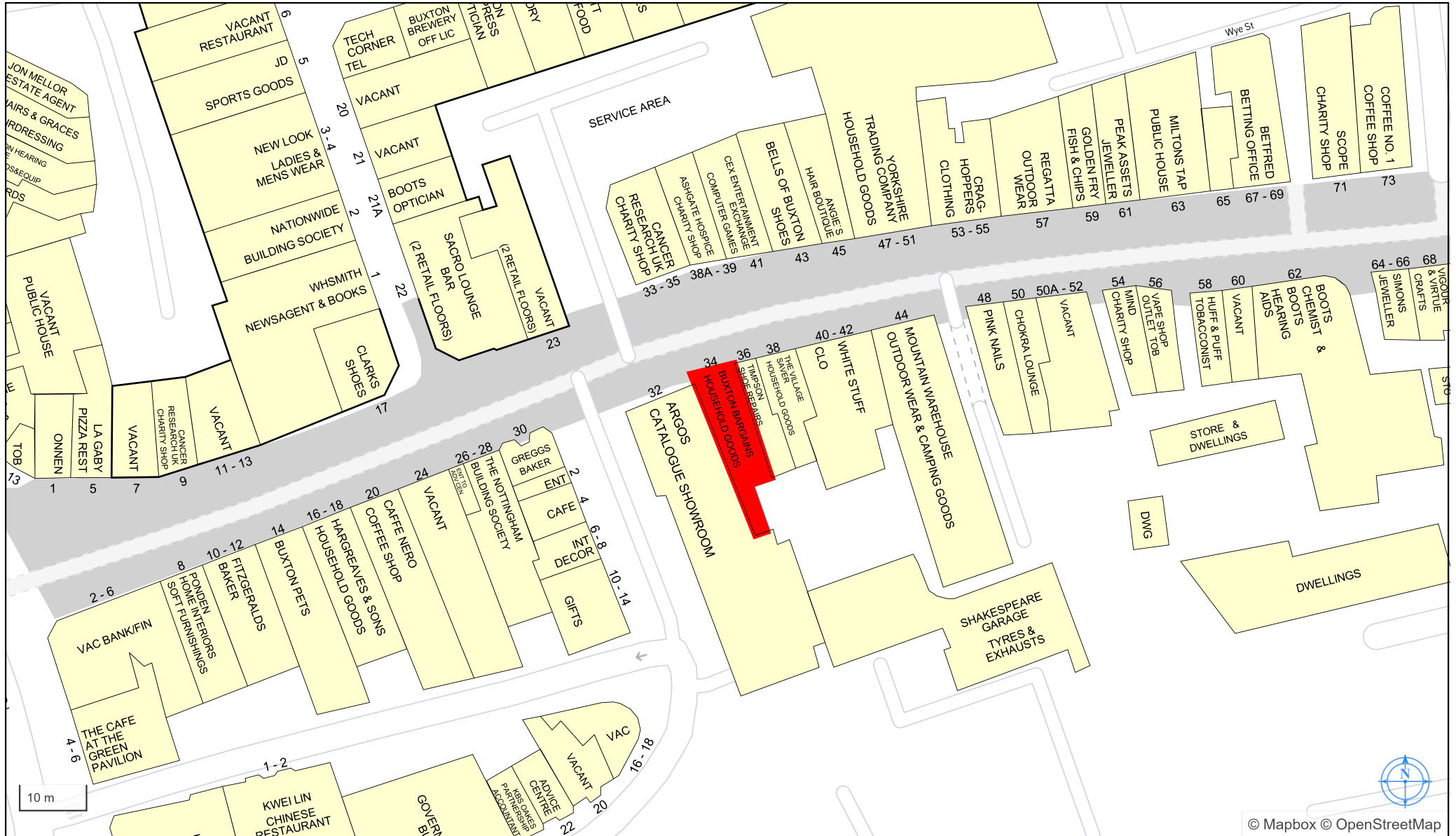
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