



Unit 4, The Old Stable, 8 Castleton Road, Hope, Hope Valley
S33 6RD

Eddisons

UNIT 4, THE OLD STABLE

8 CASTLETON ROAD, HOPE, HOPE VALLEY, S33 6RD



Agreement

To Let



Detail

Lockup Retail Unit



Rent

£6,400 pax



Size

57.6 sq m (620 sq ft)



Location

Hope Valley, S33 6RD



Property ID

751.1231577

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

BSc (Hons)

Director

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0114 244 9121

07855 463945

Property

The property comprises a two storey detached former barn most recently used as a ramblers supply outlet.

The premises are of traditional stone construction beneath a double pitched slate roof covering.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor		
Retail	307	330
First Floor		
Stores and Kitchen	269	280
WC	-	-
Total GIA	576	620

Energy Performance Certificate

Available from the agent.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: High Peak
Description: Shop and Premises
Rateable Value: £9,100

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a 3, 6 or 9 year Full Repairing and Insuring lease.

Rent

£6,400 per annum exclusive

VAT

We understand that VAT may be charged on the rental. Interested parties should satisfy themselves as to the applicable VAT position by taking the appropriate professional advice.

Legal Costs

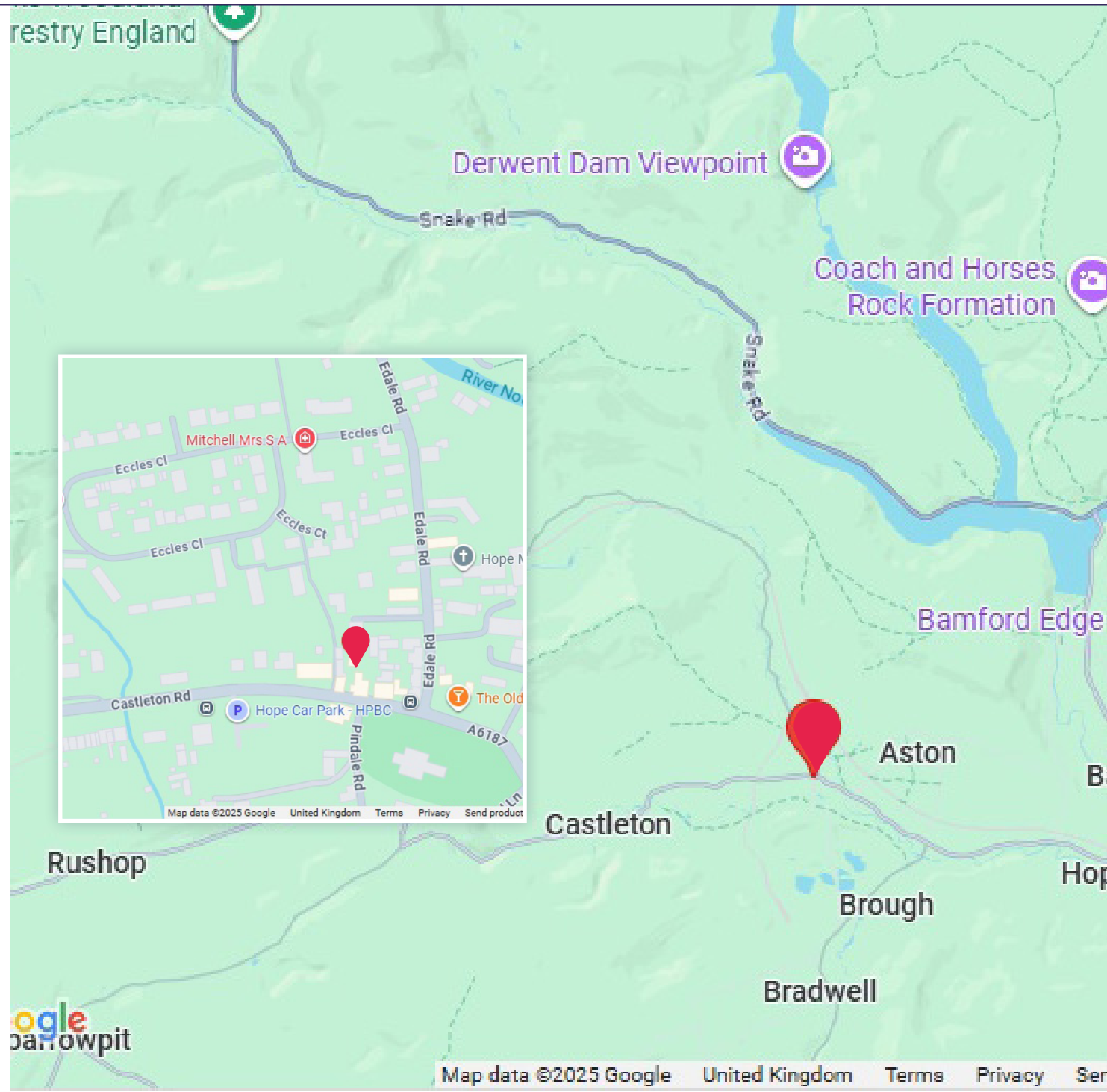
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

The property is located to the north side of Castleton Road, immediately opposite Hope Church in the picturesque Hope Valley. Sheffield City Centre lies approximately 10 miles to the east via the A625 and Manchester City Centre lies approximately 15 miles to the north west via the A57 Snake Pass.





Google



