

## Quality Retail and Leisure Destination within attractive and highly affluent town centre - New Lease Available

### Ground floor sales

94.11m<sup>2</sup> (1,013ft<sup>2</sup>)

- Quality retail and leisure destination totalling 39 units across c. 132,000ft<sup>2</sup>, with a mix of national and independent retailers including **TK Maxx**, **The Entertainer**, **Boots**, **Fat Face**, **Specsavers** and **John Douglas Menswear**
- Access to a highly affluent population of c. 70,000, with 24% described within the Upper Affluent, and 27% in the Upper-Middle Affluent brackets (within 10 min. drive time)
- Located on the edge of the Peak District National Park
- Monthly artisan market
- Opportunities from 680 - 9,700ft<sup>2</sup>
- **Lease:** New lease available
- **Rent:** £18,000 per annum exclusive of VAT
- **Insurance:** £441
- **Service Charge:** £12,321
- **Rateable Value (2023):** £19,000



**TO LET**



Location



Gallery



Contact



## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	94.11	1,013
First floor ancillary	33.45	360
<b>Total</b>	<b>127.56</b>	<b>1,373</b>

## Planning

The current planning use is **Class E** and can therefore be used for the following uses:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## Legal Costs

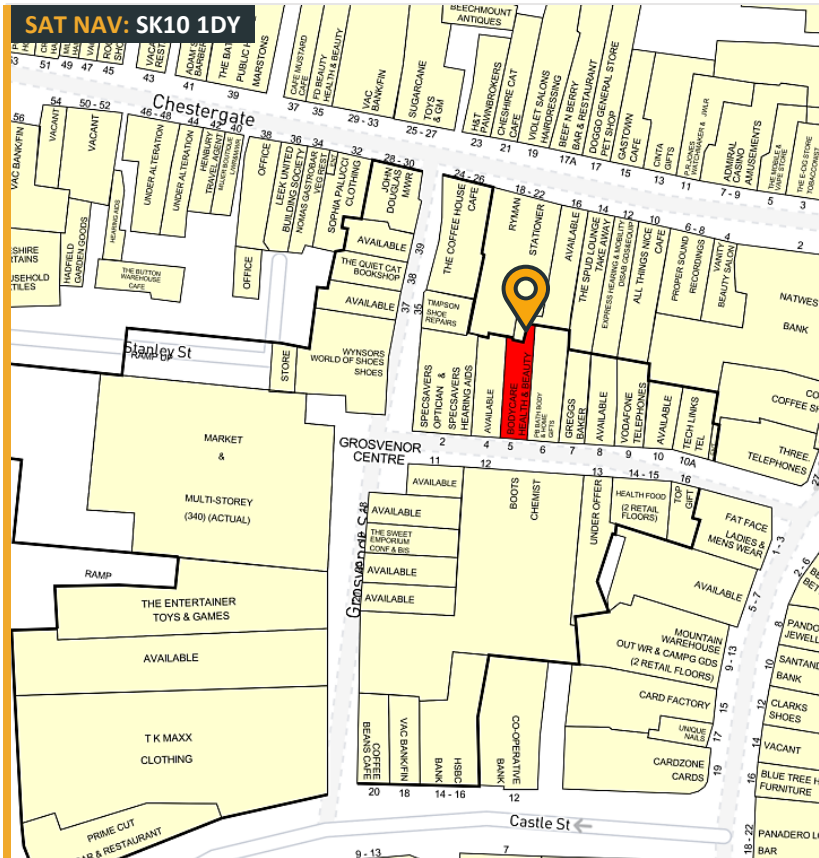
Each party to be responsible for their own legal fees in connection with the transaction.

## EPC

A copy of the Energy Performance Certificate is available on request.

## Business Rates

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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