

# 47/51 SPRING GARDENS, BUXTON

## Assignment or Sub lease Available

M&S  
EST. 1884

savills

### LOCATION

The property is situated in a prime location on the pedestrianised section of Spring Gardens with dual frontage onto Spring Gardens Shopping Centre. Occupiers in the near vicinity **Waitrose, White Stuff, Mountain Warehouse, Costa Coffee and Boots.**

### ACCOMMODATION

The property is arranged over three floors providing the following approximate floor areas:

	Sq ft	Sq m
Ground Floor	13,536	1257.5
First	13,645	1267.6
Second	2,129	197.7
<b>Total Sales</b>	<b>29,310</b>	<b>2722.9</b>

\*Available on the whole or on a split basis

### RENT

Rental information available upon request.

### TENURE

The premise are held on Full Repairing and Insuring Lease inside the Landlord and Tenant Act 1954 for a term expiring 31st March 2027.

### SERVICE CHARGE

There is an annual service charge of £12,601 pa.





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### RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £163,000 pa

UBR Rate (2019/2020): 0.504 p

Rates Payable: £82,152 pa

(Interested parties are advised to make enquiries with the Local Authority)

### LEGAL COSTS

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

### EPC

EPC Available upon request.

### VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

**Ben Chislett**

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07940 707 554

**Russell McGill**

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### Important Notice

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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(434) (ACTUAL)