

UNIT 11 CAVENDISH ARCADE
Buxton, Derbyshire, SK17 6BQ

First Floor Café Opportunity with Exclusive Roof Terrace TO LET

Rent free incentives available



CAVENDISH SHOPPING ARCADE BUXTON

- Unique Café Setting with Alfresco dining
- Approx 40 covers with approx 45+ outside
- Located on the corner of the landmark Cavendish Arcade
- New lease available direct from Landlord
- Good mix of independent retailers
- Suitable for Various Uses subject to consents
- Viewing highly recommended

Reduced to : £289 per week 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 now open having undergone a sixty million pound development project to create a 79 bedroom 5 star luxury hotel and thermal 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 in a great position on the corner of The Crescent and The Colonnade and close to the new Exclusive Hotel. This is a rare opportunity to rent a former Buxton Town Centre Eatery with Exclusive Roof terrace. The former tenants had been in occupation for some 10 years and have now moved onto other ventures. Considered suitable for a variety of uses subject to all usual consents being obtained. Other local independent retailers include Wild Olive Gifts, Eco Republic Gifts, Bella Borsa Accessories. Viewing comes highly recommended.

Accommodation

The approximate dimensions are as follows

	Imperial
First Floor Retail	1038 sq ft
Kitchen	274 sq ft
Roof terrace	Not measured

Use

Class E (or other uses subject to Planning).

Lease

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

Rental

REDUCED TO £15,000 per annum (£289 per week) exclusive of rates and any service charges. **A rent deposit may be required aside from normal rent along with suitable references.**

Rates

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:

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SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

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