

MBRE

OFFICES/RETAIL TO LET



Torr Vale Mill
Torr Vale Road
New Mills
High Peak, SK22 3HS

**452 SQ.FT
UP TO
802 SQ.FT**



- Fully refurbished offices/retail units
- Access to kitchen, break out area & toilet facilities
- Ample private car parking located on site
- Excellent train, bus and car connections
- On site bar/restaurant - Tenant discount scheme
- Low RV's - Nil payable business rates for all units
- Rent/Service Charge/Insurance/VAT payable
- Stunning historic waterside location in New Mills

Location

Located in the heart of New Mills, Torr Vale Mill is accessed via Torr Vale Road off Albion Road and is a short drive and walk to New Mills town centre and New Mills Central station.

- New Mills Central station: 0.2 miles.
- New Mills centre: 0.2 miles.
- Stockport: 9 miles.



Description/Accommodation

Torr Vale Mill is a Grade II* listed former cotton mill built in the 1780's by Daniel Stafford and was originally known as Stafford's Mill. The mill is in the process of being refurbished and renovated to provide a mix of commercial office space, bar and restaurant accommodation, independent retail uses and residential holiday lets. The mill has the interest of supporting bodies such as English Heritage, the local and regional councils and have recently secured a grant from the Government's £1.57B Culture Recovery Fund.

The office accommodation is located on the first floor of the main mill and provides open plan office and benefiting from access to a communal kitchen with seating/break out area and male/female and disabled toilet facilities. 'The Old Workshop' retail unit is located adjacent to the main mill building and provides open plan sales with private kitchen/toilet facilities.

First floor office, The Link Block

802 Sq.ft - open plan office.

Ground floor retail, The Old Workshop

452 Sq.ft - overall including main sales area plus kitchen and toilet facilities.

Rateable Value

Rateable values: VARIOUS.

Small Business Rates Multiplier 2023/24: 49.9p.

100% SBRR available with NIL PAYABLE RATES.

Interested parties are advised to make their own enquiries with High Peak Council - 0345 129 7777

Terms

Available on new internal repairing & insuring Leases by way of a payable service charge for a minimum 3 years.

Utilities/Internet

Electricity, water, drainage and wall mounted heating. Tenants to arrange own internet and pay utilities direct.

Transport Links

By Train: Newtown (Manchester Piccadilly & Buxton) - 10 minute walk. New Mills Central (Manchester Piccadilly and Sheffield) - 3 minute walk.

By Bus: New Mills bus station - 10 minute walk - with Glossop, Buxton, Marple & Stockport services stopping. The 199 Buxton - Manchester Airport runs on the A6 only - 15 minute walk.

Rent/VAT

First floor office: £10,025 pax - £12.50/Sq.ft.

Ground floor retail: £5,650 pax - £12.50/Sq.ft.

We understand that VAT is payable at the property.

Service Charge

The Landlord will levy a service charge payable in full by the prospective Tenant. Water/drainage included in S/C.

First floor office: £3,007.50 current year.

Ground floor retail: £1,695.00 current year.

We understand that VAT is payable at the property.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant.

First floor office: £1,227.06 - £1.53/Sq.ft.

Ground floor retail: £691.56 - £1.53/Sq.ft.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. DECEMBER 2023.