



2-6 & 8 Henry St./Railway St. Glossop High Peak, SK13 8BW

**5,934
SQ.FT**

High Peak Borough Council
working for our community

Mr Chris Russell
GMS Developments
16 Gleasons Road East
Poynton
SK12 1WP

Mr Robson
2 Henry Street
Glossop
SK13 8BW

Application no: WPK/2021/0243
Determined on: 08 March 2022

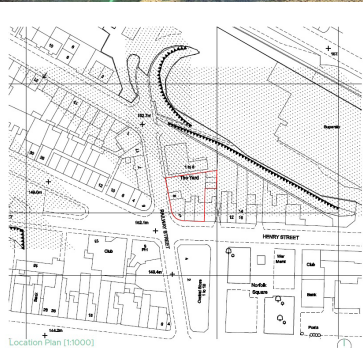
Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Division of Footpaths) any other than Section 53 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:
2, 4, 6 Henry Street & Railway Street Glossop Derbyshire SK13 8BW

Description of Development:
Conversion of the upper storeys of the existing buildings on the site from office to residential accommodation together with a side extension.



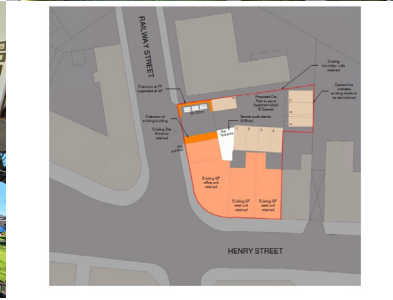
- Residential & commercial development
- Long Leasehold tenure: 999 years from 1908
- Planning consent granted 08/03/2022
- 6 x 1 bed flats/2 x 2 bed flats/3 shops/offices
- Private rear car park for 8 cars/8 bikes/bins
- Tenanted commercial units generating rent
- Full height attic space to be converted
- Low RV's: Nil business rates will apply



Location

The property is located at the corner of Henry Street and Railway Street in the Norfolk Square conservation area in the heart of Glossop in the High Peak.

- M67: 4 miles.
- Stockport: 11 miles.
- Manchester: 14 miles.



Description/Accommodation

The property provides a three storey building of traditional construction with stone work elevations under a pitched slate roof with private car park accessed off Railway Street comprising outbuildings, rear access and fire escapes. The property benefits from basement storage and full height attic space throughout.

Planning consent is granted for conversion of the upper floors to provide 8 no. residential flats with associated car parking along with retaining the existing 3 ground floor commercial retail/office units. The commercial units 4 and 6 Henry Street have existing Tenants and Leases are available from Agents MBRE.

Planning documents include:-

- Decision notice.
- Delegated decision report.
- Design & access statement.
- Elevation plans.

Planning documents include:-

- Environmental health report.
- Existing plans.
- Heritage Statement.
- Highways consultation.

Planning documents include:-

- Location plans.
- Proposed elevations.
- Site parking plan.
- Waste consultation.

Rateable Values

2 Henry Street Rateable Value: £13,750.
4 Henry Street Rateable Value: £8,000.
6 Henry Street Rateable Value: £9,900.
8 Railway Street Rateable Value: £3,050.
Small Business Rates Multiplier 2023/24: 49.9p
Interested parties should contact SMBC - 0161 474 5188.

Tenure

We understand that the property is Leasehold.
Title Number: DY317279 - 999 years from 25/03/1908.

Price/VAT

£865,000 SUBJECT TO CONTRACT.
We understand that VAT is not payable on the sale.

Leases

- 2 Henry Street: Estimated rental value £12,000 pax (No Lease - owner occupied).
- 4 Henry Street: Let for a term of 6 years from 1st July 2016 subject to a rent of £10,200 pax.
- 6 Henry Street: Let for a term of 5 years from 1st September 2018 subject to a rent of £9,500 pax.
- 8 Railway Street - Forms part of new development.

Accommodation

2 Henry Street: 800 Sq.ft/74.3 sq.m (Estimated).
4 Henry Street: 537 Sq.ft/49.9 Sq.m.
6 Henry Street: 475 Sq.ft/44.2 Sq.m
First floor Flat 1: 1 bed - 430 Sq.ft/39.9 Sq.m.
First floor Flat 2: 2 bed - 635 Sq.ft/59 Sq.m.
First floor Flat 3: 1 bed - 481 Sq.ft/44.7 Sq.m.
First floor Flat 4: 1 bed - 515 Sq.ft/47.9 Sq.m.
Second floor Flat 5: 1 bed - 430 Sq.ft/39.9 Sq.m.
Second floor Flat 6: 1 bed - 635 Sq.ft/59 Sq.m.
Second floor Flat 7: 1 bed - 481 Sq.ft/44.7 Sq.m.
Second floor Flat 8: 1 bed - 515 Sq.ft/47.9 Sq.m.

Planning

The property benefits from full planning consent granted 08/03/2022 planning ref: HPK/2021/0243 for the conversion of the upper storeys of the existing buildings on the site from office to residential accommodation together with a side extension. Planning provides for 8 designated parking spaces, bike store for 8 bikes and bin store.

Legal Costs/Conditions

Each party to bear their own legal costs.
Subject to Contract.

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. APRIL 2023.