

MBRE

LEISURE/OFFICE/STORAGE TO LET



First floor

60-64 High Street West
Glossop
High Peak, SK13 8BH

**2,430
SQ.FT**

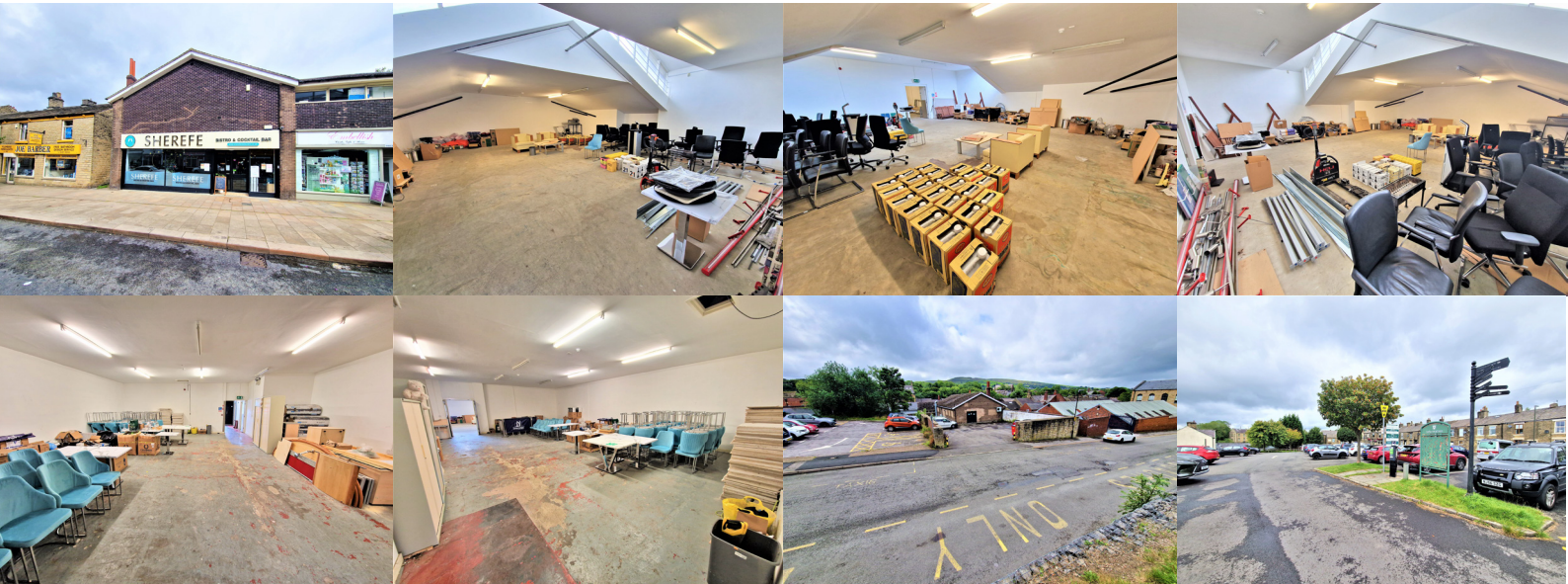


- First floor Leisure/office/storage premises
- Private rear entrance off Bernard Street
- Providing two large open plan rooms
- Private male & female toilet facilities
- Opposite Bernard Street Pay & Display
- Rear loading via private car park/loading area
- Anticipated low RV - Nil payable rates
- 2 x staff car parking spaces included

Location

The property is located above Sherefe restaurant which fronts High Street West in Glossop town centre. The property is accessed from Bernard Street to the rear via private entrance.

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



Description/Accommodation

The property occupies the first floor of a two storey building of traditional construction with brickwork elevations under a pitched tiled roof and benefits from private external access off Bernard Street. The first floor is situated above Sherefe restaurant and provides open plan accommodation suitable for leisure uses, storage operators and also office occupiers. The property benefits from private male & female toilet facilities and storage room.

First floor 2,430 Sq.ft overall comprising:-

Entrance foyer: 55 Sq.ft - 8'5" x 6'5".

Main room: 1,280 Sq.ft - 31'3" x 40'10" including store room.

Rear room: 1,095 Sq.ft - 35'0" x 31'3".

To the rear is a communal car park/service yard which benefits from two parking spaces for the first floor.

There is Council pay & display car parking available at the Edward Street car park which costs £1.00 for up to 1 hour, £1.50 for up to 2 hours, £2.60 for up to 4 hours and £2.80 for over 4 hours.

Rateable Value

Rateable value: £TBC - RV to be split.
Small Business Rates Multiplier 2023/24: 49.9p.
Anticipated low RV with nil payable rates.
Interested parties are advised to make their own enquiries with HPBC - 0300 456 0625.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent

£24,000 per annum exclusive.
£2,000 Per calendar month.

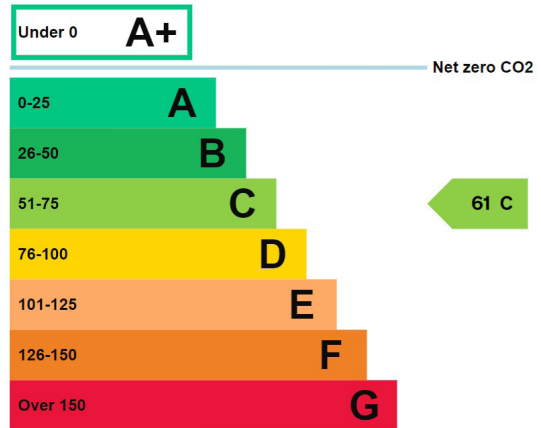
VAT

All figures are quoted exclusive of Value Added Taxation.
We understand that VAT is not payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating



Utilities

Mains services are available including gas, electricity, water and drainage.

Building Insurance

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

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

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. OCTOBER 2023.