



47
High Street West
Glossop
SK13 8AZ

**1,260
SQ.FT**

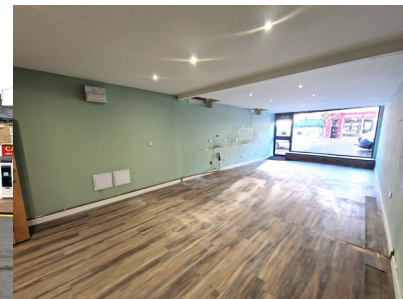
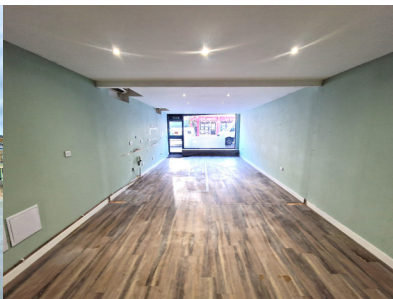


- Prominent substantial retail premises
- Accommodation over ground & first floors
- E use class permitted - other uses considered
- Internal goods lift between GF & FF
- Low RV: £14,000 - SBRR available
- New Lease available - no premium
- Rear car park/rear loading facilities

Location

The property is located on High Street West in the heart of Glossop. Neighbouring occupiers include Greggs, Specsavers, Costa, Aldi, Argos, Pets at Home, Wickes, Halfords, Tesco, M&S and Wetherspoons.

- M67 motorway: 3.5 miles.
- Manchester: 10 miles.



Description/Accommodation

The property occupies the end premises of a commercial terrace of retail units which includes Specsavers opticians and Superdrug. The property is of traditional construction with stonework elevations under a pitched slate roof. The retail unit benefits from modern glazed shop front with external electric roller shutter. The property has been extended to the rear at ground floor level and benefits from internal goods lift between ground and first floors.

Ground floor: 871 Sq.ft.

Main sales: 515 Sq.ft - 14'5" width x 35'3" depth.

Rear store: 335 Sq.ft - 14'9" width x 18'10" depth plus 5'10" x 9'4".

Rear office: 21 Sq.ft - 3'11" x 5'4".

First floor: 388 Sq.ft.

Store: 321 Sq.ft - 14'5" width x 25'5" less toilet facilities.

Store/lift access area: 67 Sq.ft - 12'11" x 5'2".

Rateable Value

Rateable value: £14,000.

Small Business Rates Multiplier 2023/24: 49.9p.

SLIDING SCALE RELIEF AVAILABLE.

Interested parties are advised to make their own enquiries with High Peak Borough Council - 01298 28400

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 5 year term.

Rent

£16,500 per annum exclusive. VAT IS PAYABLE.

£1,375 per calendar month.

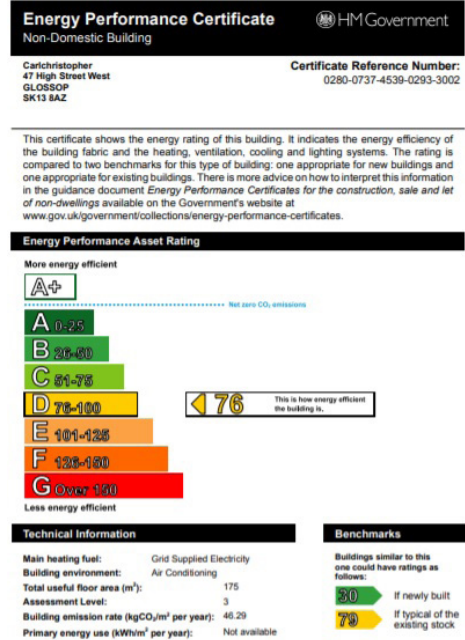
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable at the property.

SERVICES

The property benefits from mains services including electricity, water and drainage.

EPC Rating



Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Approx £500 per annum.

Legal Costs

The Tenant may be required to contribute towards Landlord 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. JANUARY 2024.