

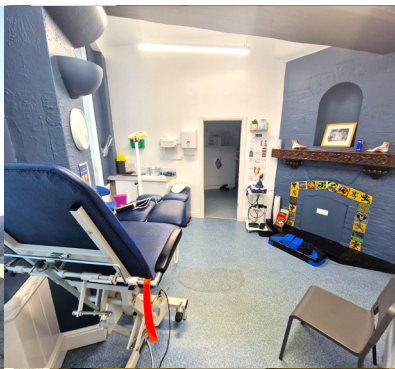
**MBRE**

**CLINIC/OFFICE  
FOR SALE**



**Hall Bank Clinic**  
1a The Savoy  
Hall Bank  
Buxton, SK17 6EW

**1,205  
SQ.FT**



- Long Leasehold Grade II\* listed building
- Building available on a new 999 year Lease
- Potential Podiatry practice business for sale
- Suitable for alternative use including offices
- Low RV: £9,600 - Nil payable Business Rates
- External drop off and parking areas close by
- Private entrance/2 x consulting rooms
- Therapy room/kitchen & toilet facilities



## Location

The property is located in the heart of Buxton town centre close to the newly refurbished Buxton Crescent Spa, Buxton Opera House, Pavillion Gardens and Buxton train station.

- Stockport: 18 miles.
- Macclesfield: 11 miles.
- Manchester: 1 hour by train.



## Description/Accommodation

The property occupies the ground floor of a mixed use commercial and residential apartment block of traditional construction with stone work elevations under a pitched slate roof.

Reception: 295 Sq.ft - 13'7" x 8'9" plus 14'2" x 12'3".

Consulting room 1: 105 Sq.ft - 14'9" x 14'2".

Consulting room 2: 108 Sq.ft - 15'0" x 7'2".

Decontamination room: 135 Sq.ft - 13'8" x 9'10".

Kitchenette: 61 Sq.ft - 8'0" x 5'7" plus 4'8" x 2'3" plus 3'0" x 1'7".

Staff room/Multi-use room: 78 Sq.ft - 7'6" x 10'3".

Corridors: 135 Sq.ft overall.

Disabled toilet comprising low level w.c, hand washing facilities, assistance bars, emergency call cords with alarm.

Landing: 13 Sq.ft.

Upstairs therapy room: 103 Sq.ft - 10'10" x 11'3" less 5'11" x 3'4".

Upstairs storage room: 148 Sq.ft - 11'11" x 11'10" plus 2'11" x 2'2".

Side entrance: 24 Sq.ft - 4'7" x 5'3".

## Rateable Value

Rateable value: £9,600.

Small Business Rates Multiplier 2023/24: 49.9p.

100% SBRR available - Nil payable rates.

Interested parties are advised to make their own enquiries with High Peak Council - 0300 456 0625.

## Tenure

Leasehold. Term: 999 years from 2024 - TBC.

Title Number: TBC.

## Price

Building: £250,000 STC.

Business: £35,000 including assets, fixtures & fittings.

## VAT

All figures are quoted exclusive of Value Added Taxation.

We understand that VAT is not payable on the sale.

## EPC

The property benefits from an E Energy Rating.

A copy of the EPC is available from agents MBRE.

## Business Sale

Should a buyer be interested in purchasing the business a full inventory of fixtures & fittings along with business accounts are available from Agents MBRE upon request.

## Utilities

Mains services are available including gas, electricity, water and drainage. New heating system fitted 2021.

## Planning

Buyers to make their own enquiries with High Peak Council.

## Service Charge

The Landlord will levy a Service Charge payable by the Tenant. £216.15 pcm/£2,593.80 pa current year.

## Legal Costs/Conditions

Each party responsible for 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. FEBRUARY 2024.