

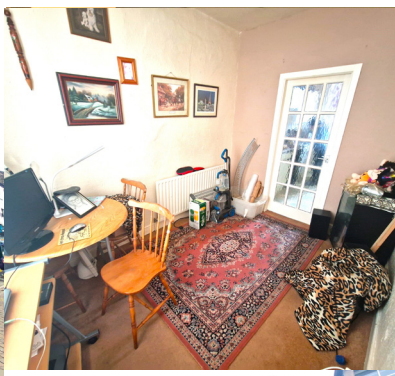
MBRE

INVESTMENT FOR SALE



56 & 56a
Spring Gardens
Buxton
SK22

**1,400
SQ.FT**

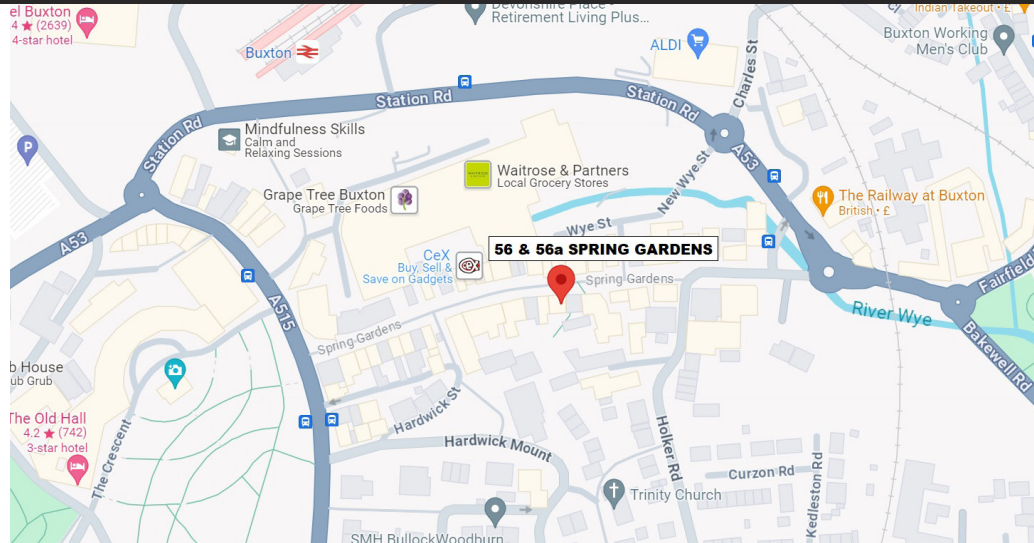


- Mixed commercial & residential investment
- Ground floor vape shop/Duplex apartment
- GF Shop: 550 Sq.ft / FF&SF Flat: 850 Sq.ft
- Central Buxton town centre location
- Close to Pavilion Gardens & the Opera House
- Town centre car parking located close by
- RV: £11,750 - Nil rates / Council Tax band B
- £275,000 - 8% initial yield before costs

Location

The property is located fronting Spring Gardens in the centre of Buxton and is a short walk to Pavilion Gardens, Buxton Opera House and Buxton Crescent.

- Stockport: 20 miles.
- Manchester: 28 miles.



Description/Accommodation

The property provides a three storey mixed commercial and residential building of traditional construction with stone and brickwork elevations under a pitched slate roof. The commercial and residential units benefit from private access points.

56 Spring Gardens: 550 Sq.ft comprising:-

- Main sales: 246 Sq.ft - 20'5" x 12'0".
- Rear store: 219 Sq.ft - 19'7" x 11'2".
- Rear store: 13 Sq.ft - 2'2" x 5'9".

- First floor store: 47 Sq.ft - 6'1" x 7'8".
- First floor kitchen: 25 Sq.ft - 3'0" x 8'0".

56a Spring Gardens: 850 Sq.ft comprising:-

- Foyer/landings/corridors: 131 sq.ft overall.
- Kitchen: 98 Sq.ft - 9'0" x 10'10".
- Dining room: 84 Sq.ft - 10'8" x 7'10".
- Front room: 184 Sq.ft - 14'7" x 12'5".
- Landings: 35 Sq.ft overall.
- Bathroom: 75 Sq.ft - 7'4" x 9'1" plus 2'6" x 2'8".
- Bedroom: 105 Sq.ft - 10'2" x 12'6".
- Bedroom: 138 Sq.ft - 10'1" x 12'6" plus cupboard.

RV/Council Tax

Rateable value: £11,750 - 100% SBRR - Nil rates.
Council Tax band B: £1,424.95 payable.
Small Business Rates Multiplier 2023/24: 0.499p.
Interested parties are advised to make their own enquiries with High Peak Council - 0300 456 0625.

Tenure

We understand that the property is Freehold - TBC.
Title Number: TBC.

Price

£275,000 SUBJECT TO CONTRACT.
Representing an 8% yield before costs.

VAT

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

Conditions

Subject to Contract.

Lease/AST Agreements

The property benefits from the following Lease and AST agreements:-

56 Spring Gardens - Let for a term of 5 years from November 2018 subject to a passing rent of £16,500 per annum exclusive.

56a Spring Gardens - Let on an Assured Short hold Tenancy for a rolling 12 month term subject to a passing rent of £450 per calendar month.

Utilities

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

EPC

56 Spring Gardens: Energy rating D.
56a Spring Gardens: D.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

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 2024.