



## 2 SPRING GARDENS BUXTON, SK17 6DJ

£3,500 PER MONTH

PERFECT FOR A VARIETY OF DIFFERENT USES INCLUDING A1, A2,A3, A4. (CHANGE OF USE WILL BE REQUIRED) - PREVIOUSLY USED AS A BANK

LARGE CORNER PLOT,RETAIL UNIT AVAILABLE IN THE HEART OF THE TOWN CENTRE ON SPRING GARDENSBUXTON.

FLEXIBLE LEASE TERMS TO BE AGREED WITH THE OWNER.

X1 PARKING SPACE TO THE REAR.

Full references and credit checks will be carried out on all applicants.

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BASEMENT  
1691 sq.ft. (157.1 sq.m.) approx.

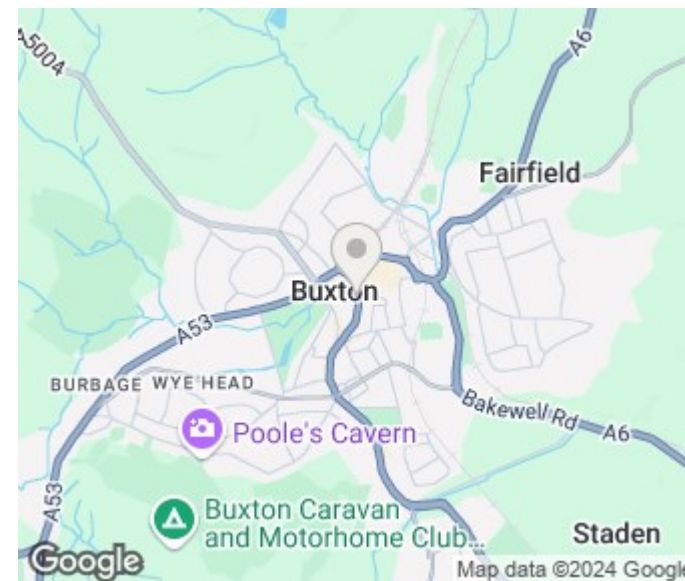


GROUND FLOOR  
2265 sq.ft. (210.4 sq.m.) approx.



TOTAL FLOOR AREA : 3956 sq.ft. (367.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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