

5-6 The Quadrant | Buxton | SK17 6AW

Prominent Town Centre Retail /
Restaurant Unit | Lease Assignment



Key features

- Affluent spa town
- Located in the heart of Buxton town centre, with main road frontage to the A515
- Opposite Pizza Express & Cavendish Arcade, close to the new Buxton Crescent Hotel & Spa
- Grade II Listed, with double frontage
- Potential external seating, subject to pavement licence



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Location

Buxton is in the Borough of High Peak, Derbyshire and has a population of approximately 22,215 persons. The subject property is extremely visible along Terrace Road (A515) from its roundabout junction with the A53.

Buxton is a Roman Spa town located on the edge of the Peak District National Park and includes some of the most architecturally significant buildings in the country including The Devonshire Dome and The Crescent. The Buxton Crescent Hotel & Spa is now open, the Grade I listed Georgian building houses 80 luxury bedrooms, a state of the art Spa and various function room facilities. The property is located within The Quadrant, which is a parade of shops, offices and leisure premises.

Nearby restaurants and bar operators include Pizza Express, Simply Thai, Bar Brasserie, Santiago, Red Willow, Baileys and Ithaca.

Description

The property is arranged on ground and basement levels, with the benefit of an extremely attractive double shop frontage.

The upper floors have recently been subject to a major residential refurbishment programme, with the former bank fixtures and fittings having been removed to provide open plan space.



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Accommodation

The property has the following approximate floor areas:-

Ground floor		172.71 Sq.m		1,859 Sq.ft
Basement storage		15.42 Sq.m		166 Sq.ft
TOTAL		188.13 Sq.m		2,025 Sq.ft



VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

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Tenure

The premises are available by way of an assignment of the existing lease which is held for a term of 15 years expiring in April 2038, subject to rent reviews on 14 April 2028 and 14 April 2033.

The lease also contains tenant only options to break on the 14 April 2028 and the 14 April 2033.

Rent

The current passing rent is £36,500 per annum with a stepped rental agreement over the first 5 years of the term, rising to £40,000 per annum in April 2027. Further details upon request.

EPC

An EPC has been commissioned and is awaited.

Rates

The Rateable Value from April 2024 is £39,500.

For rates payable please refer to the Local Charging Authority, High Peak Borough Council - 0345 129 7777.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Contact

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