



26a West Road
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

West Road House, 26a West Road

Buxton

Derbyshire, SK17 6HF



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acre(s)

INVESTMENT PROPERTY

This detached three storey property is quietly located close to the town centre and provides 6 spacious open plan office suites, 5 of which are currently let.

Offers In The Region Of £600,000



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk

UNIT 1

On a 5 year lease from 1st July 2022

UNIT 2

Currently vacant and on the market to rent at a rental of £10,500 per annum.

UNITS 3 AND 4

On a 5 year lease from 31st December 2022

UNITS 5

On a 3 year lease from 21st December 2022

UNIT 6

On a 3 year lease from 21st December 2022

SERVICE CHARGE

A service charge of £1,240.56p is charged per unit, per annum.



Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	



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