



4-6 Burlow Road

Buxton, SK17 9JD

**Former Leisure Premises
With Residential Above,
Suitable For a Number of
Different Uses**

4,404 sq ft

(409.14 sq m)

- Leisure Premises
- 1st Floor Holiday Let Apartment
- Great Roadside Frontage
- Suitable for a number of uses including retail and trade counter
- Car park to the front.

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Summary

Available Size	4,404 sq ft
Price	£475,000
Rates Payable	£1.22 per sq ft Qualifies for full small business rates exemption.
Rateable Value	£10,750
VAT	Not applicable. The property is not elected for VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	D (94)

Description

The property latterly known as the The Hoffman Bar a 150 person capacity venue used for functions was prior to that the Harpur Hill Club. The ground floor includes a lounge bar area, function room, snooker room, kitchen and cellar area as well as a loading bay. To the first floor is a two bedroom apartment, recently let as a holiday let.

The property would be suitable for a number of uses subject to planning including retail, trade counter as well as leisure uses. the property is a mix of a two-storey traditional stone built building under a pitched tiled roof and a single storey element with stone walls under a pitched insulated profile steel roof. The property also benefits from a private car park to the front of the building.

Location

The Hoffman is located on Burlow Road, Harpur Hill, approximately 1 mile distant from Buxton Town Centre. Harpur Hill is a village just outside Buxton to the South-East of the town with Burlow Road linking to Harpur Hill Road and then the A515 London Road into Buxton Town Centre. Harpur Hill has experienced a significant amount of residential development with circa 300 homes being built over the next few years.

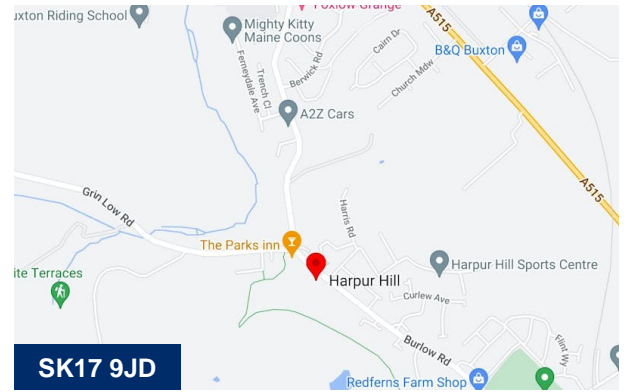
Buxton has been welcoming visitors to enjoy its natural thermal springs and superb setting 300 metres above sea level since Roman times – the highest Market Town in England. Buxton is in the heart of Derbyshire and is often described as the gateway to the Peak District National Park. Buxton is an affluent and thriving market town in the heart of the Peak District National Park with a population of approximately 22,000. Buxton has built its reputation on being a hot spot for tourists and attracts over 13,000,000 visitors each year.

Terms

The premises are available by way of a freehold disposal.

Viewings

Viewings are strictly by appointment only with sole agents Hallams Property Consultants.



Viewing & Further Information



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