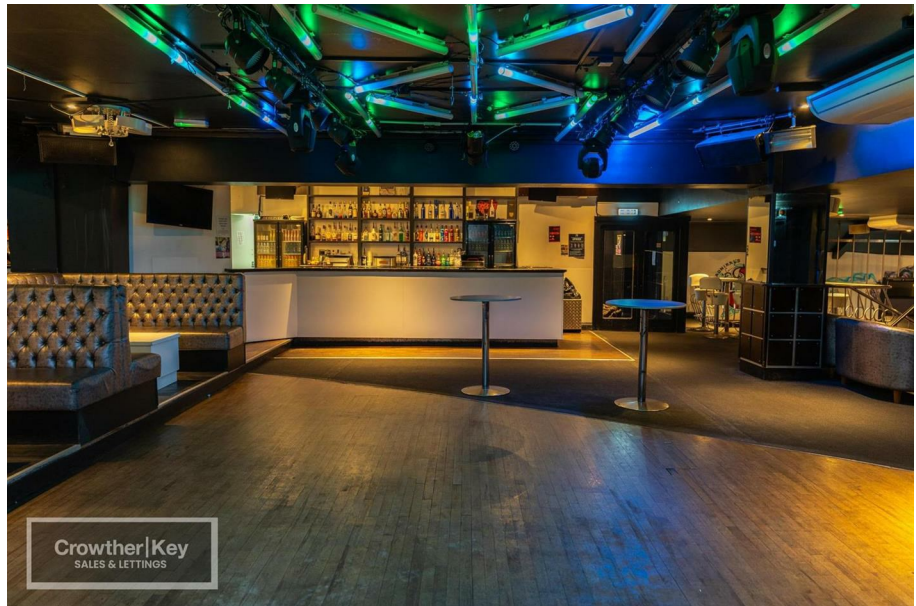


Crowther|Key

SALES

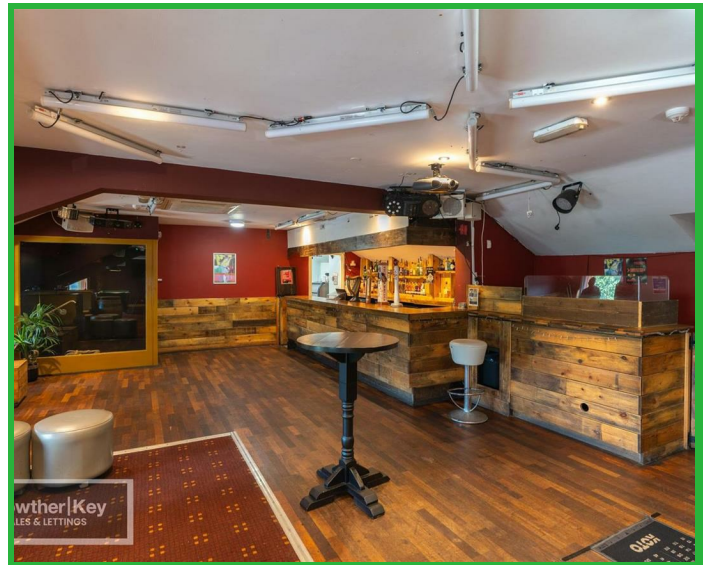
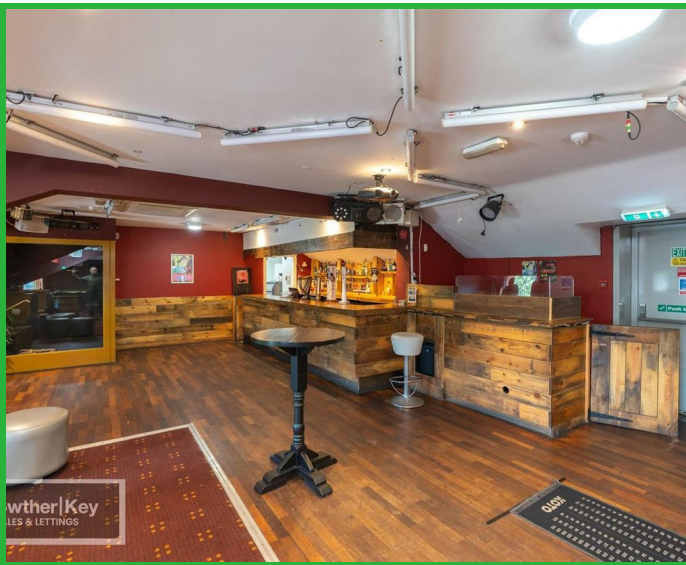


£450,000

 null

 null

12-13 Scarsdale Place
Buxton SK17 6EF



Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation

Basement

Cellar / Storage – A generous basement cellar and storage area, well suited to use as a beer cellar and dry-goods store, with staircase rising to the ground floor.

Ground Floor

Entrance & Hallways – Customer entrance opening to internal hallways which serve the cloakroom facilities and provide access to the staircases rising to the first-floor trading area and descending to the basement cellar.

Ladies' WC – A range of WC cubicles with wash hand basins.

Gents' WC – WC cubicle(s) with urinals and wash hand basin.

Store Room – A large ground-floor store room, with two further store rooms providing additional storage.

First Floor – Principal Trading Floor

Dance Floor – A large open-plan dance floor forming the heart of the venue.

Main Bar – A well-positioned servery bar with back-bar storage.

Second Bar – A further servery bar adjacent to the office and staircase.

Seating Areas – Two fixed seating areas providing customer booth/banquette seating.

DJ Area – Dedicated DJ booth/area.

Office – A management office off the trading floor.

Storage – Storage area off the trading floor.

Second Floor

Games Room – A large second-floor games room / function space.

Bar – A further servery bar with back-bar storage.

DJ Area – Dedicated DJ area.

Seating Areas – Three fixed seating areas with booth/banquette seating.

Ladies' & Gents' WC – Separate ladies' and gents' WC facilities serving this floor.

Storage – Two store rooms.

Hallway – Internal hallway with staircase.

Rightmove-Style Summary -

A rare opportunity to acquire the freehold of a substantial and versatile multi-storey commercial premises, the building has been trading as a nightclub for the last 26 years. The property has a very rare, late night & all day trading license over 7 days a week - 11am - 4/5am. Purchased originally as a working mans social club, until major developed and stripped back to its shell, to convert into the nightclub, steels on all floors were fitted, to support a high load bearing capacity along with steels fitted for roof support. Arranged over four floors and providing two full trading levels – each with its own bar, DJ area and seating – together with a basement cellar, ground-floor cloakroom facilities and ample storage throughout, the property offers significant scope for a range of leisure, hospitality or alternative commercial uses, subject to the necessary consents.

Location

Scarsdale Place occupies a prime position in the heart of Buxton, set just off High Street (A515) and adjacent to the historic Market Place in the popular Higher Buxton quarter. The immediate area benefits from strong, consistent footfall, with neighbouring occupiers including a Co-op, Sainsbury's and a variety of independent retailers, cafés and hot-food establishments. Buxton is a celebrated Peak District spa town attracting around one million visitors each year, with Buxton railway station – offering services to Manchester Piccadilly in under an hour – within comfortable walking distance.

Accommodation

Basement – Cellar / storage.

Ground Floor – Customer entrance and hallways, ladies' and gents' WCs, large store room and two further store rooms, with staircases to the basement and first floor.

First Floor – Principal trading floor with large dance floor, two bars, two seating areas, DJ area, office and storage.

Second Floor – Games room, bar, DJ area, three seating areas, ladies' and gents' WCs, two store rooms and hallway.

The property occupies a central town-centre position with public car parking and short-stay parking bays available nearby.

Tenure & Terms

Tenure: Freehold.

Business, Fixtures & Fittings: Only the freehold is offered for sale. Should a purchaser wish to continue operating the premises as a nightclub, the business together with its fixtures and fittings is available by separate negotiation.

EPC Rating: To be confirmed.

Business Rates / Rateable Value: To be confirmed – interested parties should make their own enquiries with High Peak Borough Council.

Offering genuine versatility in a prime and proven town-centre location, this is an exciting opportunity for operators and investors alike. Viewing is highly recommended to appreciate the scale and potential on offer – please contact the office to arrange an appointment.


Description

A rare opportunity to acquire the freehold of a substantial and versatile multi-storey commercial premises, most recently trading as a popular town-centre nightclub.

Location

Scarsdale Place occupies a prime position in the heart of Buxton, set just off High Street (A515) and adjacent to the historic Market Place in the popular Higher Buxton quarter.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk