Crowther|Key
SALES

£750,000

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16-18 Spring Gardens
Buxton SK17 6DE

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

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

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Location

The property enjoys a prime position in the very heart of Buxton, on Spring Gardens, the bustling principal shopping street of this celebrated Georgian and Victorian spa town set high in the Derbyshire hills and widely regarded as the gateway to the Peak District National Park. Spring Gardens forms part of the historic, largely Grade II listed terrace commissioned by the Devonshire Estate, distinguished by its ornate cast-iron and glass pavement canopy, and is home to a strong mix of national retailers and independent traders benefiting from high pedestrian footfall. The town's wider attractions — including the renowned Opera House, the 23-acre Pavilion Gardens and the historic Crescent — are all close at hand, with Buxton railway station and its regular direct services to Manchester Piccadilly a short walk away.

Ground & First Floors — Retail & Catering Accommodation

Main Sales Area
A generous and prominent principal sales area.

Rear Sales Area
A useful further sales area.

Dining Area
A spacious dining/seating area.

Counter Area
Servery and counter area.

Food Preparation Area
Food preparation area, housing the Worcester Greenstar combi boiler.

Kitchen
Commercial kitchen with a range of various appliances, including an extractor.

Ancillary
Two customer WCs, a rear store room (dimensions to be confirmed) and a separate WC. A fire escape serves the first floor.

Second Floor

Staff Room
A well-proportioned staff room retaining a superb original fireplace.

Front Store Room
A generous store room, also retaining an original fireplace.

Office
A useful office, off the landing.

Attic Rooms

Attic Room
A good-sized attic room.

Front Store Room
Further attic storage.

Front Store Room
Further attic storage.

Cellars

Three good-sized cellar rooms, providing excellent additional storage.

Development Potential

With extensive and well-proportioned accommodation across the second floor and attic — much of it retaining attractive period features — the upper floors offer excellent potential for conversion to residential use, subject to the necessary planning and any listed-building consents. Interested parties are advised to make their own enquiries of the local planning authority.

Outside

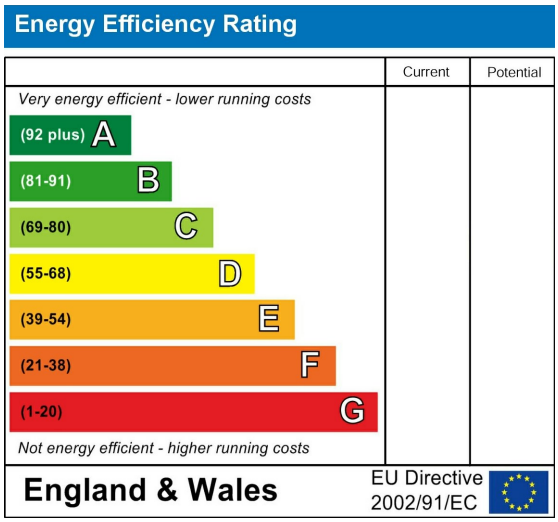
A good rear yard with two parking spaces to the rear, together with a fire escape serving the first floor.

Services & General

Three-phase electricity. Gas central heating served by a Worcester Greenstar combi boiler. The property has been fully rewired approximately three years ago and re-roofed approximately twenty years ago. Notable period features include a superb original fireplace, three original sash windows and the original shopfront, which is understood to be of special historic interest and recognised by Historic England.

Important Notice

These particulars are intended as a general guide only and do not form any part of an offer or contract. While every care has been taken in their preparation, their accuracy is not guaranteed and they should not be relied upon as statements of fact. All measurements are approximate and given as a guide only. None of the services, appliances or fittings have been tested and no warranty is given as to their condition or working order. Prospective purchasers must satisfy themselves by their own enquiries or inspection. The vendor has confirmed and approved these details prior to publication. These particulars are produced in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (which replaced the Property Misdescriptions Act 1991).

TOTAL FLOOR AREA : 5057 sq.ft. (469.8 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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