



26a West Road
Buxton



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

26a West Road
Buxton
Derbyshire, SK17 6HF



Realistic Offers Considered
£588,000

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.

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

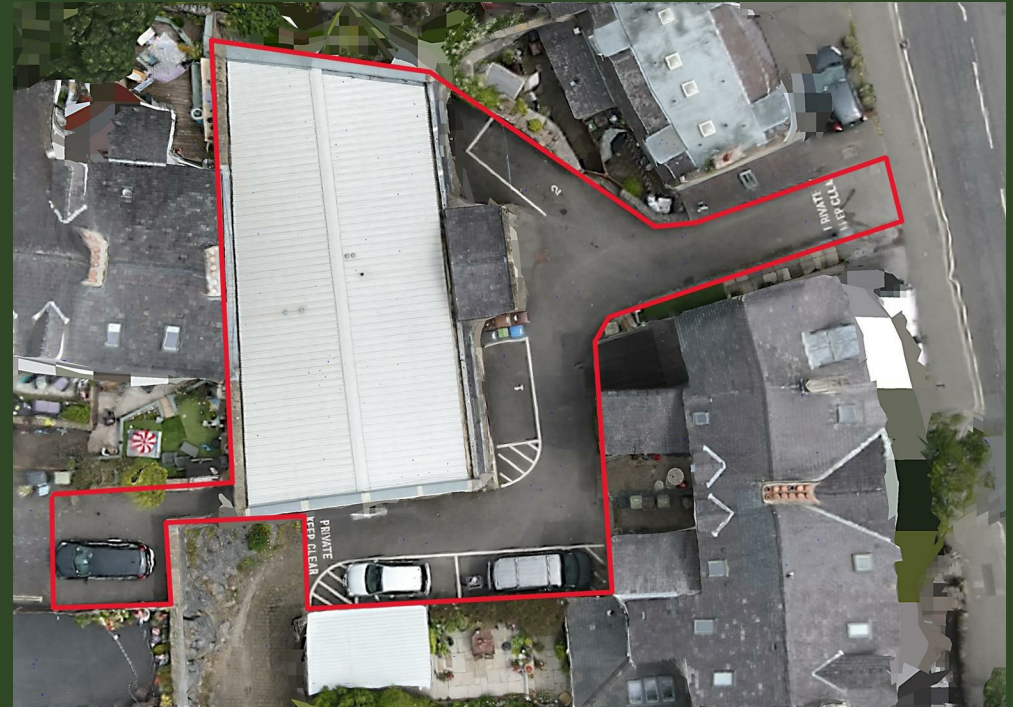
The property was established in 2007 as dedicated business offices and the current owners have



Buxton - 0129827524

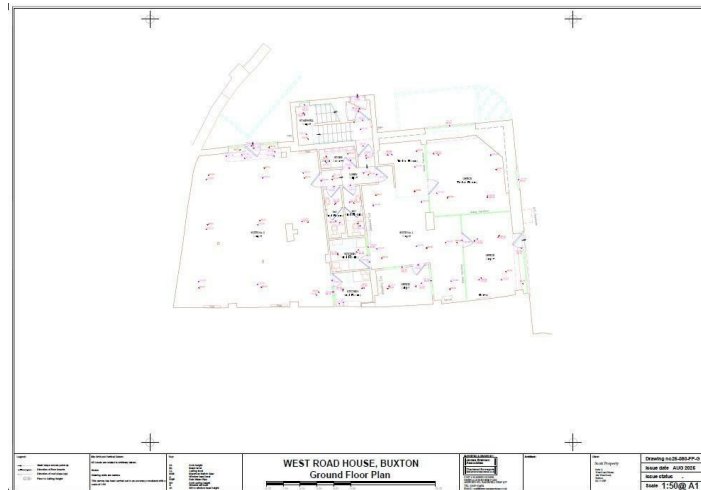


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive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



Accommodation

refurbished the building and continually invested in its infrastructure.

The property has double glazing and heating with ladies and gents toilets to each floor and kitchen area to each suite.

Externally there is a small car park area and a dedicated car parking space per suite.

It offers an excellent opportunity for investors wishing to obtain a good return on their capital as it currently produces a total income (excluding the vacant unit) of £54,758.85, which includes service charges.

The property is fully alarmed at grade DP3, has a full fire alarm system in place and has CCTV.

REALISTIC OFFER CONSIDERED.

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.



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