



Tenure

Freehold.

Location

Buxton is an attractive spa town with a population of some 22,000. The town is situated 21 miles south-east of Manchester and 11 miles east of Macclesfield in the Peak District National Park. The property is situated on the south side of the pedestrianised Spring Gardens, directly opposite the entrance to the Spring Gardens Centre. Occupiers close by include TSB and Greggs (both adjacent), WH Smith, NatWest, Argos, O2, Marks & Spencer, Caffè Nero and a number of other national traders.

Description

The property is arranged on basement, ground and three upper floors to provide a banking hall to the ground floor with ancillary accommodation to the basement. The upper floors comprise self-contained offices, which are accessed via a separate entrance on Spring Gardens. The property benefits from a small rear yard.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 4th October. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 225 Buxton.**

Planning

The upper floors may be suitable for residential conversion (subject to consent). The vendor has had indicative plans drawn up which are included in the legal pack. All enquiries should be made via High Peak Borough Council (www.highpeak.gov.uk).

Buyer's Premium

On completion the Buyer will pay 1.5% + VAT of the purchase price as a contribution to the Seller's costs.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion	
Ground and Basement	Nottingham Building Society (1)	Gross Frontage 6.40 m Built Depth 22.30 m Basement 72.90 sq m Ground Floor 114.95 sq m	(21' 0") (73' 2") (784 sq ft) (1,237 sq ft)	10 years from 01.03.2017 Rent review every 5th year Effectively FR & I (2) Tenant break option in 2022	£25,750 p.a. (3)	Rent Review 2022
First, Second and Third Floors	Derbyshire Districts Citizens Advice Bureau (DDCAB)	Offices (4)	178.84 sq m (1,925 sq ft)	6 years from 01.04.2014 (5) Effectively FR & I	£11,000 p.a.	Reversion 2020

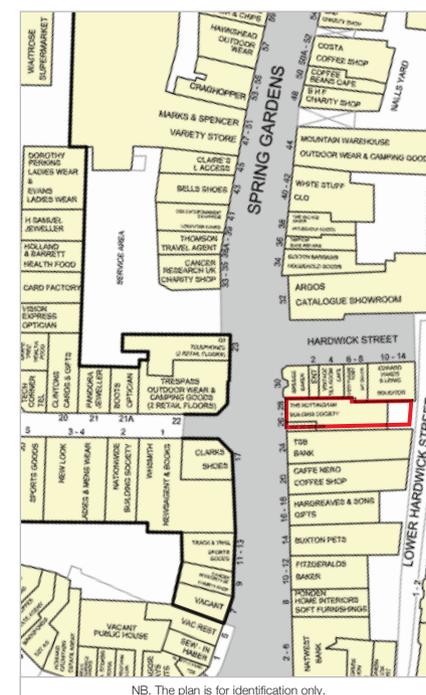
(1) No. of Branches: 56. Website Address: www.thenottingham.com
 (3) There is a rent free period expiring 28th February 2018. The seller will top up the rent at completion by way of reduction in the purchase price.
 (4) Not inspected by Allsop. Areas sourced from a valuation report.
 (5) Tenant did not exercise April 2017 break option.

Total £36,750 p.a.

Buxton
28 Spring Gardens
(also known as 26/28)
Derbyshire
SK17 6DE

- **Freehold Bank and Office Investment**
- Pedestrianised town centre location opposite The Spring Gardens Shopping Centre
- Shop let on a new 10 year lease to Nottingham Building Society (2)
- Potential to redevelop the upper floors (subject to consent)
- No VAT applicable
- Total Current Rents Reserved **£36,750 pa⁽³⁾**

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.