

Buxton 61 Spring Gardens Derbyshire SK17 6BJ

- **Well Located Freehold Shop Investment**
- Entirely let to Parkdex Ventures Limited (t/a Cashbrokers) until 2028 (1)
- Pedestrianised town centre position close to The Spring Gardens Shopping Centre (anchored by a Waitrose supermarket)
- Nearby occupiers include Marks & Spencer, Costa and Boots
- Rent Review 2023
- Current Rent Reserved
£19,500 pa⁽²⁾

**SIX WEEK COMPLETION
AVAILABLE**



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 well located on the north of the pedestrianised Spring Gardens, towards its junction with Holker Road. The property is some 105 metres from one of the entrances to The Spring Gardens Shopping Centre and some 200 metres from Buxton Rail Station. Occupiers close by include Betfred, Marks & Spencer, Santander, Boots Chemist and Costa, amongst many others. The Spring Gardens Centre is also home to Waitrose, Next, Superdrug and WH Smith, amongst many others.

Description
The property is arranged on ground and one upper floor to provide a ground floor shop with staff and storage accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	5.05 m	(16' 7")
Net Frontage	4.35 m	(14' 3")
Ground Floor	58.10 sq m	(625 sq ft)
First Floor	32.75 sq m	(352 sq ft)
Total	90.85 sq m	(977 sq ft)

Tenancy

The entire property is at present let to PARKDEX VENTURES LIMITED (t/a Cashbrokers) for a term of 10 years from 31st October 2018 at a current rent of £19,500 per annum (2). The lease provides for rent reviews every fifth year of the term, a break clause on the fifth year (1) and contains full repairing and insuring covenants. (2) The tenant benefits from a six month rent free period, the remaining balance of which will be topped up by the Vendor at completion.

Tenant Information

Parkdex Ventures Limited trades as a franchise of Cashbrokers. Website Address: www.cashbrokers.co.uk Cashbrokers trades from 19 stores throughout the UK and was founded in 2005. They provide a range of services, including pawnbroking, travel money, cheque cashing, goods for sale and loans.

VAT

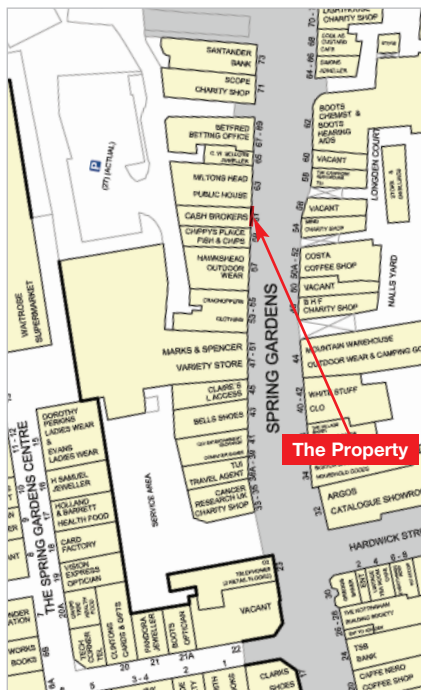
VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 67 Band C (Copy available on website).



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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