

TO LET

PRIME RETAIL UNIT AVAILABLE BY WAY
OF A NEW LEASE

GLOSSOP

58 High Street West

UNIT NOW FULLY REFURBISHED

Location

Glossop is situated in the borough of High Peak in Derbyshire. Lying to the west of the Peak District National Park, Glossop is approximately 13 miles to the east of Manchester and 24 miles west of Sheffield.

The property occupies a prime position on High Street West, adjacent to new newly opened **Poundstretcher** and other occupiers in the near vicinity include **Coral**, **Derbyshire Building Society**, **Britannia Building Society** and **Thompson**. The property can be more readily identified on the attached traders plan.

Description / Accommodation

The property is arranged with sales on ground floor and ancillary accommodation on the first floor as follows:

Internal Width	14' 9"	4.5 m
Widening to	17' 4"	5.28 m
Shop Depth	43' 2"	13.16 m
Ground Floor Sales	658 sq ft	61.13 sq m
First Floor	257 sq ft	23.88 sq m

Lease / Terms

The property is available by way of a new full repairing and insuring lease at a commencing rental of **£16,500 per annum** exclusive.

Refurbishment Works

The landlords have completed a full refurbishment of the property to include new shop front and suspended ceiling.

Assessments

Enquires to High Peak Borough Council confirm the property is assessed as follows:-

Rateable Value	£10,250
Rates Payable (12/13)	£4,612.50

Interested parties are advised to make their own enquiries on 0845 129 7777.

Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.



VAT

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

Energy Performance Certificate

An Energy Performance Certificate is in the course of being prepared and will be made available to interested parties.

Photographs and Plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by prior appointment through the sole agents, Legat Owen.

Llyr Emanuel
Dan Oliver
James Lutton

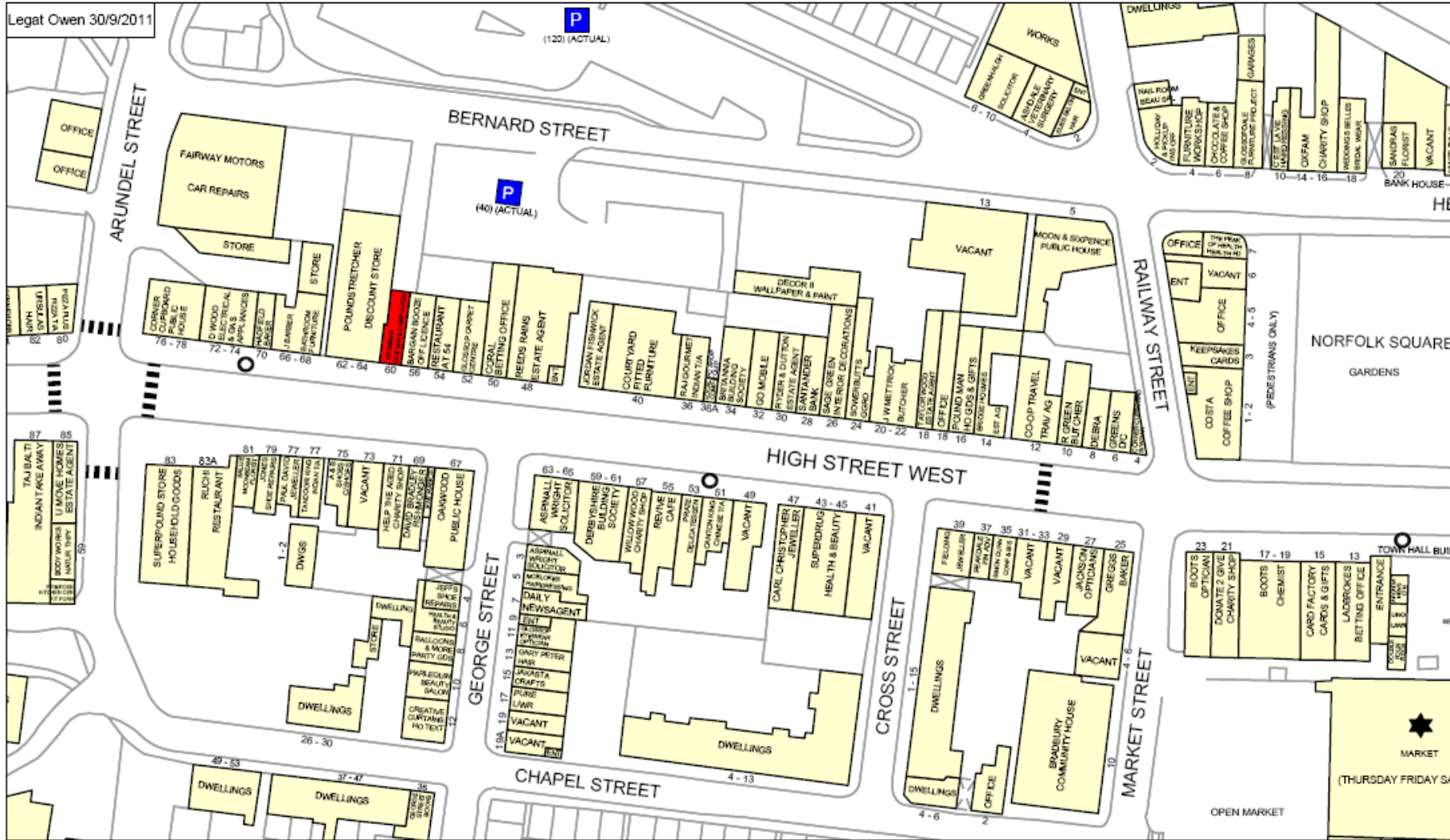
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SUBJECT TO CONTRACT

Legat Owen
CHARTERED SURVEYORS

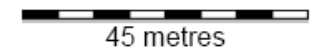
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