CHEETHAM&MORTIMER.

RETAIL PREMISES TO LET

21 HIGH STREET WEST, GLOSSOP, SK13 8AL



CHARTERED SURVEYORS 86 |

LOCATION

Glossop, forms the principle retail and leisure provision for an extensive catchment in excess of 90,000. The recent Howard Town Mill development is located approximately 100 meters to the east providing approximately 35,000 sq ft of retail accommodation with associated car parking where occupiers include Marks & Spencer Simply Food, Laura Ashley, JD Wetherspoons and a 62 bed Travelodge.

The unit occupies a prime trading location directly opposite Norfolk Square on High Street West, forming part of the town centre's principle retail offer. Occupiers within the immediate vicinity include **Boots**, **Boots Opticians**, **Costa Coffee**, **Natwest**, **HSBC** and **Lloyd's TSB Bank**.

ACCOMMODATION

The unit is arranged over ground, first and second floors and extends approximately as follows:

Total ground floor sales area:	610 sq ft	(56.67 m²)
Ground floor store:	19 sq ft	(1.77 m²)
First floor ancillary:	460 sq ft	(42.73 m²)
Second floor ancillary:	500 sq ft	(46.45 m²)
Gross frontage:	19ft 1in	(5.81 m)

The unit benefits from WC facilities at first floor and rear service access via Market Street.

LEASE

The unit is available by way of a new 10 year effectively full repairing and insuring lease with provision for five yearly upward only rent reviews.

RENT

£20,000 per annum exclusive.

RATES

We are advised that the premises have a rateable value of £17,750. Interested parties are advised to verify this information with the Local Rating Authority (<u>www.voa.gov.uk</u>).

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LEGAL COSTS

Each party are responsible for their own legal and professional costs incurred in this proposed transaction.

VAT

All prices, outgoings and rentals are exclusive of but may be liable to VAT.

ENERGY PERFORMANCE CERTIFICATE

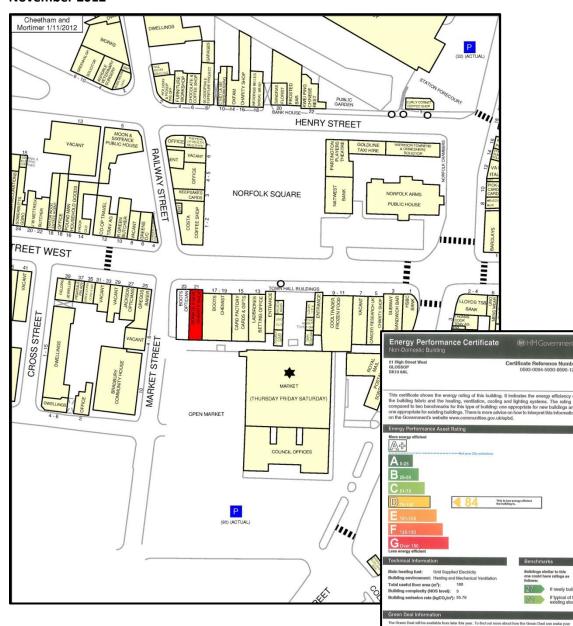
A full copy of the EPC will be available upon request.

VIEWINGS

Strictly by appointment with the sole letting agents, Cheetham & Mortimer:

Contact:Justin Mortimer / David KosTel:0161 832 3375Email:jmortimer@cheetham-mortimer.com / dkos@cheetham-mortimer.com

SUBJECT TO CONTRACT November 2012



www.cheetham-mortimer.com

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