

## RETAIL PREMISES TO LET

21 HIGH STREET WEST, GLOSSOP, SK13 8AL



### 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 m <sup>2</sup> )
Ground floor store:	19 sq ft	(1.77 m <sup>2</sup> )
First floor ancillary:	460 sq ft	(42.73 m <sup>2</sup> )
Second floor ancillary:	500 sq ft	(46.45 m <sup>2</sup> )
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 ([www.voa.gov.uk](http://www.voa.gov.uk)).

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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 Kos  
Tel: 0161 832 3375  
Email: [jmortimer@cheetham-mortimer.com](mailto:jmortimer@cheetham-mortimer.com) / [dkos@cheetham-mortimer.com](mailto:dkos@cheetham-mortimer.com)

## SUBJECT TO CONTRACT

November 2012

**Energy Performance Certificate** HM Government  
Non-Domestic Building  
21 High Street West  
GLOSSOP  
SK13 8AL  
Certificate Reference Number: 0593-0094-5930-8590-1203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcd](http://www.communities.gov.uk/epcd).

**Energy Performance Asset Rating**

A+	More energy efficient
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150 Less energy efficient

84 ← This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Mechanical Ventilation	27 If newly built
Total useful floor area (m <sup>2</sup> ): 180	72 If typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 55.79	

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 123 1234.

[www.cheetham-mortimer.com](http://www.cheetham-mortimer.com)

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