

## Quality Retail and Leisure Destination within attractive and highly affluent town centre - New Lease Available

### Ground floor sales

49.61m<sup>2</sup> (534ft<sup>2</sup>)

- Quality retail and leisure destination totalling 39 units across c. 132,000ft<sup>2</sup>, with a mix of national and independent retailers including **TK Maxx, The Entertainer, Boots, Fat Face, Specsavers** and **John Douglas Menswear**
- Access to a highly affluent population of c. 70,000, with 24% described within the Upper Affluent, and 27% in the Upper-Middle Affluent brackets (within 10 min. drive time)
- Located on the edge of the Peak District National Park
- Monthly artisan market
- Opportunities from 680 - 9,700ft<sup>2</sup>
- **Lease:** New lease available
- **Rent:** £13,000 per annum exclusive of VAT
- **Insurance:** £257
- **Service Charge:** £8,252
- **Rateable Value (2026):** £9,900



# TO LET



Location



Gallery



Contact



## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	49.61	534
First floor ancillary	23.69	255
Mezzanine	24.71	266
<b>Total</b>	<b>98.01</b>	<b>1,055</b>

## Planning

The current planning use is **Class E** and can therefore be used for the following uses:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## Legal Costs

Each party to be responsible for their own legal fees in connection with the transaction.

## EPC

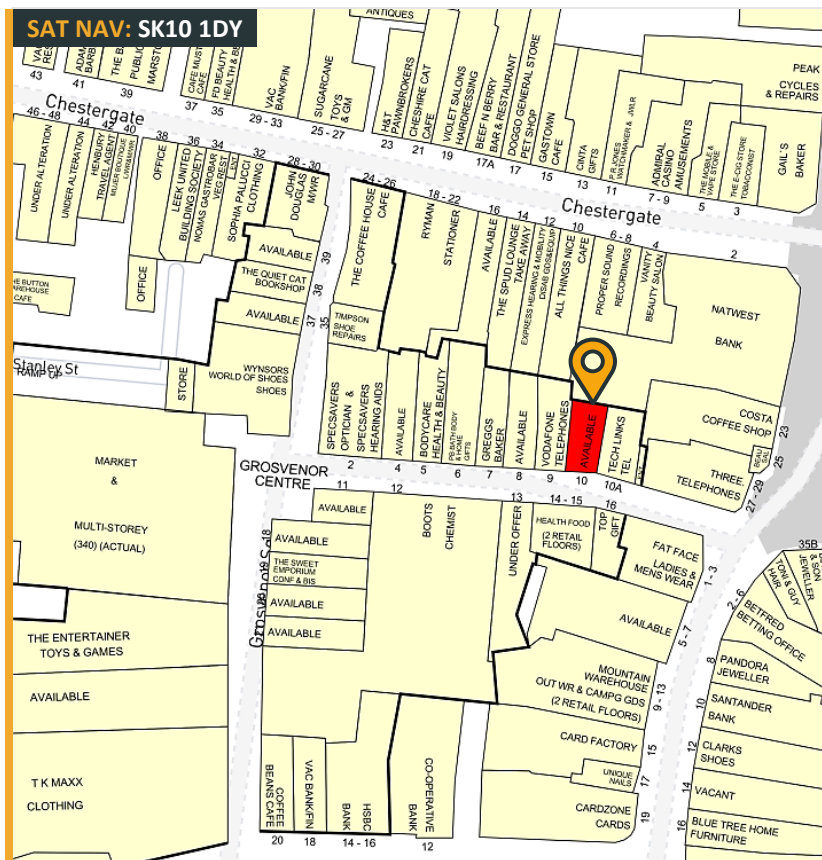
A copy of the Energy Performance Certificate is available on request.

## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

**Rateable Value from 1<sup>st</sup> April 2026: £9,900**

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.



## Further Information

For further information or to arrange a viewing  
please call or click on the emails or website below:

## Doug Tweedie

07887 787 892

[doug@fhp.co.uk](mailto:doug@fhp.co.uk)

## Oliver Daniels

07896 035 805

[oliver.daniels@fhp.co.uk](mailto:oliver.daniels@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

122 Colmore Row, Birmingham  
B3 3BD

**fhp.co.uk**

18/11/2025



**Grosvenor**  
Shopping Centre | Macclesfield