

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

### Ground floor sales

210.15m<sup>2</sup> (2,262ft<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:** £55,000 per annum exclusive of VAT
- **Insurance:** £1,821
- **Service Charge:** £3,867
- **Rateable Value (2026):** £55,500



**TO LET**



Location



Gallery



Contact



## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	210.15	2,262
First floor ancillary	211.54	2,277
Second floor	201.79	2,172
<b>Total</b>	<b>623.48</b>	<b>6,711</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: £55,500**

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 43.0p. This information is for guidance only and all parties should check themselves with the local billing authority.



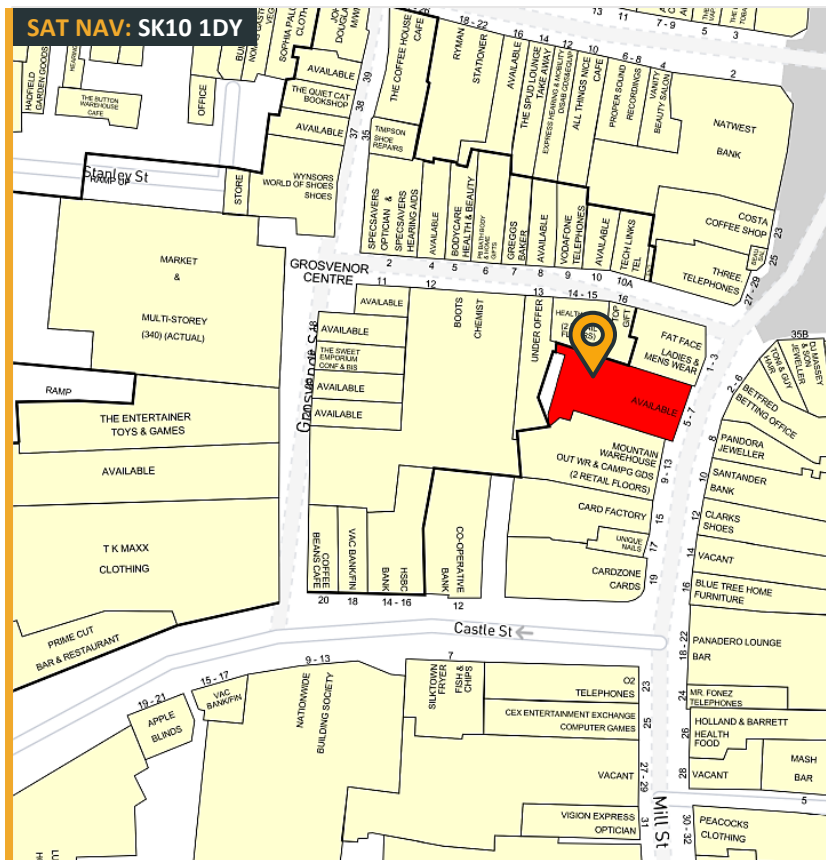
Location



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## Further Information

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

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