

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

Ground floor sales

210.15m² (2,262ft²)

- Quality retail and leisure destination totalling 39 units across c. 132,000ft², 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 - 9,700ft²
- **Lease:** New lease available
- **Rent:** £55,000 per annum exclusive of VAT
- **Insurance:** £1,821
- **Service Charge:** £3,867
- **Rateable Value (2023):** £68,000



TO LET



Location



Gallery



Contact



Accommodation

Floor	m ²	ft ²
Ground floor sales	210.15	2,262
First floor ancillary	211.54	2,277
Second floor	201.79	2,172
Total	623.48	6,711

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

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



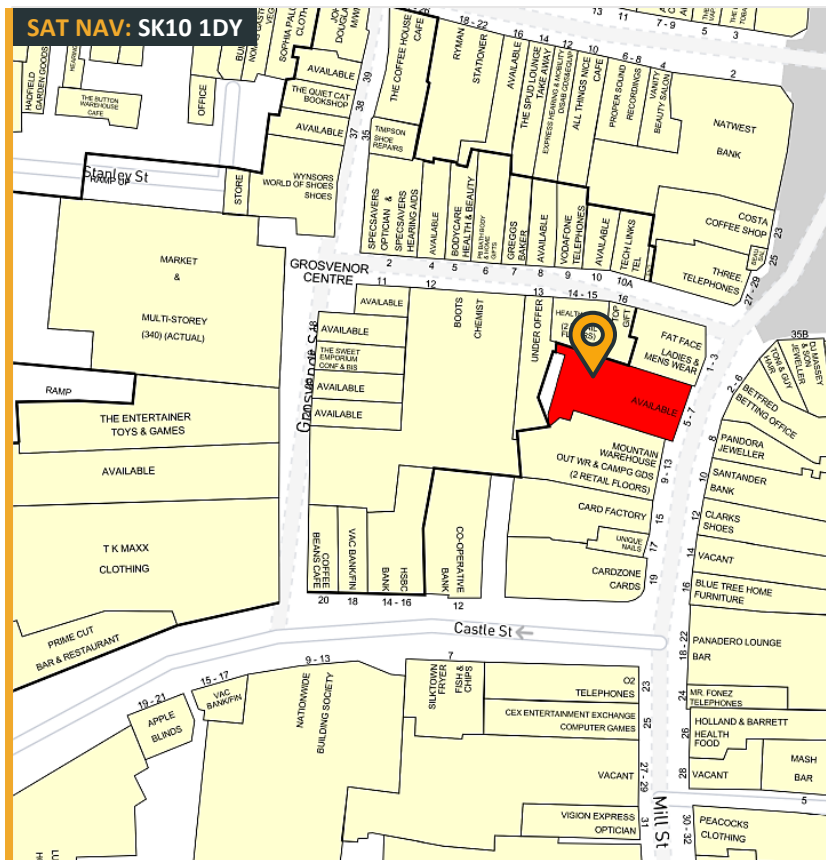
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Further Information

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

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18/11/2025

