

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

Ground floor sales

112.78m² (1,214ft²)

- 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:** £16,000 per annum exclusive of VAT
- **Insurance:** £253
- **Service Charge:** £12,581
- **Rateable Value (2026):** £13,500



TO LET



Location



Gallery



Contact



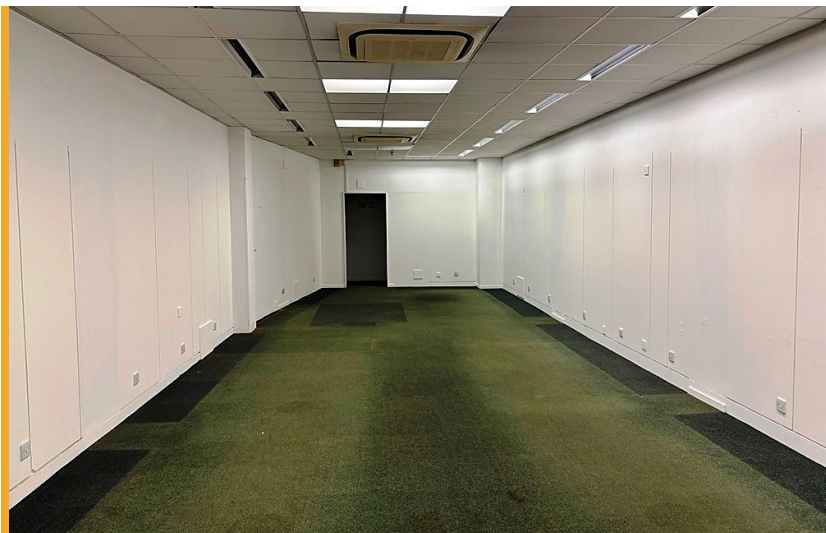
Location



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Accommodation

Floor	m ²	ft ²
Ground floor sales	112.78	1,214
First floor ancillary	26.57	286
Total	139.35	1,500

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 1st April 2026: £13,500

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.



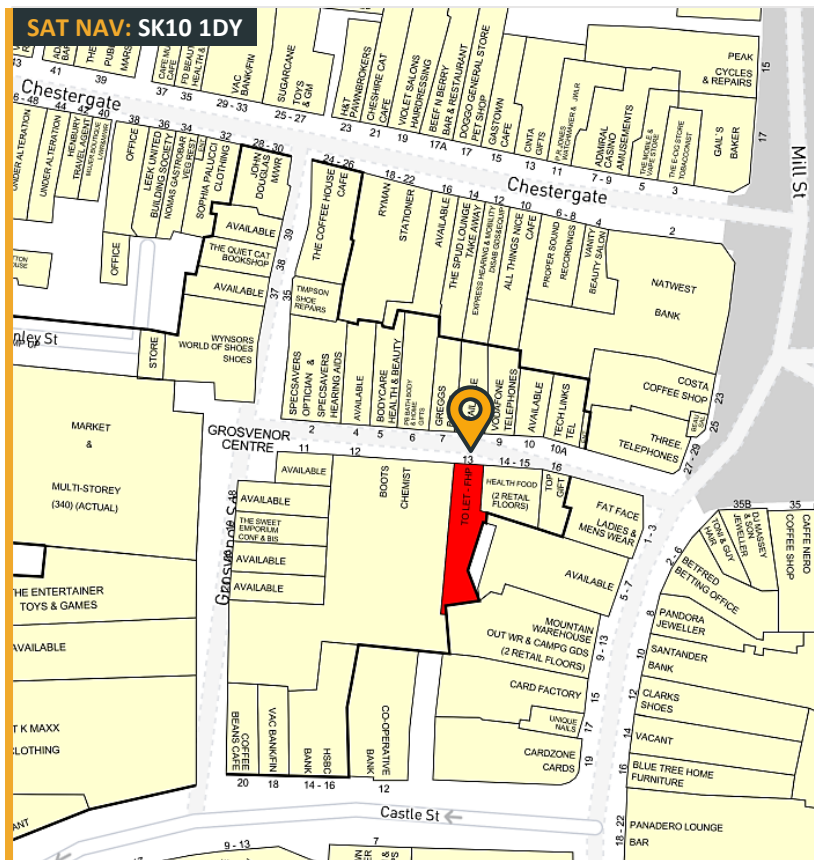
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Further Information

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

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