

3 The Quadrant | Buxton |  
SK17 6AW

Retail / Restaurant Unit | To Let



### Key features

- Affluent spa town
- Located in the heart of Buxton town centre, with main road frontage to the A515
- Opposite Pizza Express & Cavendish Arcade, close to the new Buxton Crescent Hotel & Spa
- Adjacent premises have recently been let to CW Sellors, a fine jewellery & luxury watch boutique



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#### Location

Buxton is in the Borough of High Peak, Derbyshire and has a population of approximately 22,215 persons. The subject property is extremely visible along Terrace Road (A515) from its roundabout junction with the A53.

Buxton is a Roman Spa town located on the edge of the Peak District National Park and includes some of the most architecturally significant buildings in the country including The Devonshire Dome and The Crescent. The Buxton Crescent Hotel & Spa is now open, the Grade I listed Georgian building houses 80 luxury bedrooms, a state of the art Spa and various function room facilities. The property is located within The Quadrant, which is a parade of shops, offices and leisure premises.

The former Barclays premises, 2 doors adjacent, has recently been let to CW Sellors a fine jewelry and luxury watch boutique.

Nearby restaurants and bar operators include Pizza Express, Simply Thai, Bar Brasserie, Santiago, Red Willow, Baileys and Ithaca.

#### Description

The property is arranged on ground floor level only, with the benefit of an attractive fully glazed shop frontage.

There is also a separate customer entrance, linked to subdivided treatment rooms to the rear, adjacent to modern WC facilities.

The current salon is fitted out to a very high specification with tiled floor arranged in an open plan format.







## Accommodation

The property has the following dimensions and approximate floor areas:-

Internal width (average)	7.14 m	23 ft 6 ins
Shop depth (max)	27.28 m	89 ft 6 ins
Ground floor sales	89.74 Sq.m	966 Sq.ft
Ground floor treatment rooms	23.23 Sq.m	250 Sq.ft
Ground floor staff/offices	41.53 Sq.m	447 Sq.ft
Ground floor storage	16.26 Sq.m	175 Sq.ft
<b>TOTAL</b>	<b>170.76 Sq.m</b>	<b>1,838 Sq.ft</b>



**VIEWINGS - Strictly by appointment**

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

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### Terms

The premises are available on a new lease for a term of years to be agreed.

### Rent

£35,000 per annum exclusive.

### EPC

An EPC has been commissioned and is awaited.

### Rates

The Rateable Value from April 2024 is £23,500.

For rates payable please refer to the Local Charging Authority, High Peak Borough Council - 0345 129 7777.

### Legal costs

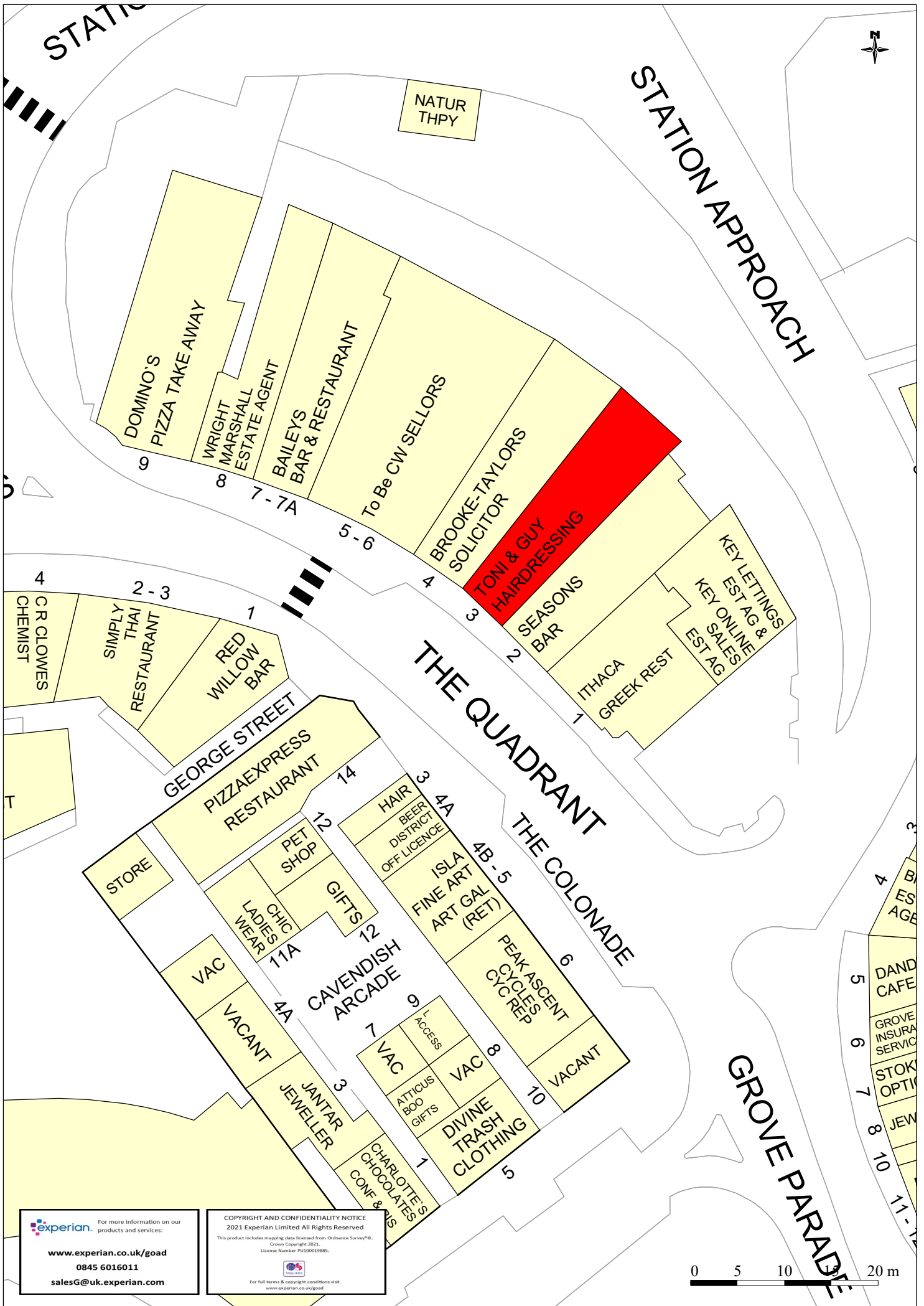
Each party is to be responsible for their own legal costs incurred in this transaction.

## Contact

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