



J HANCOCK, MAIN ROAD, STONEY MIDDLETON, HOPE VALLEY, S32 4TN

Rent: £12,000 per annum exclusive

Size: 557 sq ft (51.75 sq m)

- Ideal for a variety of uses.
- Available on new lease.
- Flexible lease terms.
- Prominent ground floor retail unit.
- 4 car spaces included.

LOCATION

The property is situated to the south side of the A623 at its junction with High Street in the picturesque village of Stoney Middleton.

Stoney Middleton is 4 miles north of Bakewell and within ½ mile of the historic village of Eyam.



| | M ² | SQ FT |
|---------------------|----------------|------------|
| Ground Floor | | |
| Sales Shop | 24.4 | 263 |
| Further Sales Area | 19.6 | 211 |
| Kitchen | 7.7 | 83 |
| WC | - | - |
| Total | 51.7 | 557 |



DESCRIPTION

The property comprises a ground floor retail sales shop in the heart of Stoney Middleton which previously traded as a butchers. The premises provide a large open sales shop, further sales and WC to the rear plus kitchen area.

SERVICES

Mains three phase electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

PLANNING

Consent for use as any 'E' class retail premises.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £2,750.

ACCOMMODATION

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

RENT

£12,000 per annum exclusive

VAT

We understand that VAT will not be charged on the rental.

LEASE TERMS

The property is available on a new three, six or nine year fully repairing and insuring lease.

TENURE

Leasehold

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs in connection with the transaction.

EPC

The property has an EPC rating of C(68) valid until 2 December 2034.

For more information, visit eddisons.com

020 3205 0200



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ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref: 751.1223253

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