

76-78 Spring Gardens Buxton, Derbyshire SK17 6BJ

lot 13

Freehold Retail Investment

- Let to Thomas Cook Travel Ltd guaranteed by Thomas Cook Group UK Ltd
- Located close to local landmarks including Buxton Opera House, Derby University buildings and Buxton Station
- Historic and affluent spa town
- Six Week Completion Available

Rent
£13,000
per annum
exclusive



On behalf of
The co-operative estates

Location

Miles: Buxton town centre
22 miles south-east of Manchester
24 miles west of Sheffield

Roads: A6, A54

Rail: Buxton Rail Station

Air: Manchester Airport

Situation

The property is situated in the town centre, some 100 metres from Buxton Rail Station. Buxton acts as the principal retail centre for the immediate region and the town is an established and popular tourist destination.

Nearby occupiers include KFC, Boots the Chemist and Santander Bank and the property is located close to the Spring Gardens Shopping Centre anchored by Waitrose, Dorothy Perkins and Burtons.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	53.77 sq m (578 sq ft)	THOMAS COOK TRAVEL LTD guaranteed by Thomas Cook Group UK Ltd (t/a The Co-Operative Travel) (1)	10 years from 01/10/2011 until 2021 on a full repairing and insuring lease (2) (3)	£13,000	01/10/2016
First	Ancillary	39.67 sq m (427 sq ft)				
Totals		93.44 sq m (1,005 sq ft)			£13,000	

- (1) For the year ending 30th September 2010 Thomas Cook Group UK Limited reported a total net worth of £718,887,000. (Source: www.riskdisk.com 18/04/2012) On 4th October 2011 Thomas Cook Group, The Co-Operative Travel and Midlands Co-Operative established a joint venture to combine their UK high street travel and foreign exchange businesses, creating the UK's largest travel retailer with around 1,200 branches across England, Scotland, Wales and Northern Ireland. (Source: Thomas Cook Group)
- (2) The lease provides for a tenant's option to determine on the 1st October 2016.
- (3) The lease is subject to a Schedule of Condition.

For further details please contact:

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