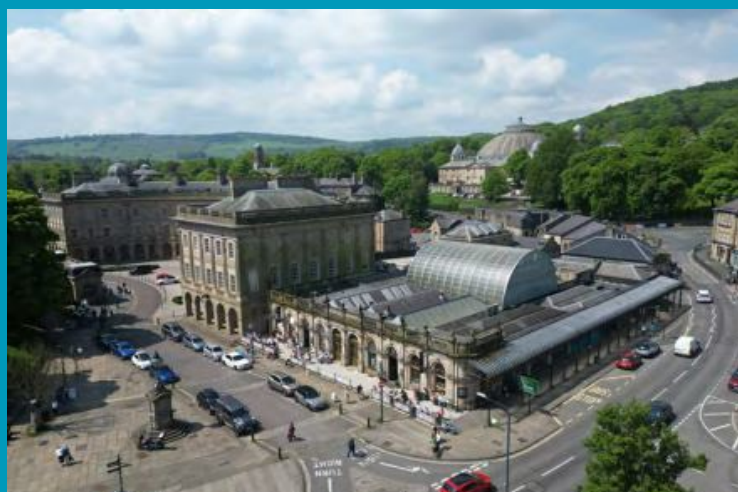


# TO LET

4A The Colonnade  
Buxton  
SK17 6AL



## RETAIL OPPORTUNITY - TO LET

- Prime frontage to Terrace Road (A515) and The Quadrant
- Within Cavendish Arcade, a Grade II Listed retail destination
- Located in the heart of Buxton
- Affluent spa town and major Peak District tourist hub
- Attractive character property within a vibrant retail environment



# 4A THE COLONNADE, BUXTON, DERBYSHIRE, SK17 6AL

Unit 4A comprises a ground floor retail unit with ancillary basement accommodation, including a staff WC, forming part of Cavendish Arcade, a beautifully converted Grade II Listed former thermal baths building.

The Arcade provides a high-quality boutique shopping environment with both ground and first floor occupiers, including retail, wellness, lifestyle and café operators, anchored by Pizza Express.

Occupiers within the scheme include independent clothing, beauty, homewares, gifts, chocolatier and eco-lifestyle brands, creating a vibrant and complementary tenant mix.

## Location

Buxton is located within the Borough of High Peak, Derbyshire, and has a resident population of approximately 22,000. The town is a historic Roman spa destination situated on the edge of the Peak District National Park and is well known for its elegant Georgian and Victorian architecture, cultural attractions and strong year-round visitor economy. Key nearby landmarks include The Buxton Crescent Hotel & Spa, The Devonshire Dome and The Opera House, all of which draw both local and tourist footfall into the town centre.

The property occupies a highly visible position along Terrace Road (A515), benefitting from strong pedestrian movement between the town centre, The Crescent and Pavilion Gardens. Unit 4A forms part of Cavendish Arcade, a Grade II Listed former thermal baths complex which has been sympathetically converted to provide an attractive retail and lifestyle destination within a fully glazed and covered colonnade setting.

Cavendish Arcade offers a distinctive boutique shopping environment, characterised by heritage architectural detailing and a curated mix of retailers, cafés and wellness operators across both ground and first floor levels. The scheme is anchored by Pizza Express and sits immediately adjacent to the Buxton Crescent Hotel & Spa, ensuring consistent year-round trade generated by both local custom and visiting guests. The location benefits from strong natural footfall throughout the day and a well-established independent retail presence.

## Accommodation

The property provides approximately 31.12 sq m (335 sq ft) of ground floor retail sales area. The basement provides a further 61.15 sq m (658 sq ft) of ancillary accommodation, together with a separate staff WC measuring 2.44 sq m (26 sq ft).

|                     | Sq Ft | Sq M  |
|---------------------|-------|-------|
| Ground Floor Retail | 335   | 31.12 |
| Basement Storage    | 658   | 61.13 |
| TOTAL               | 1,019 | 94.67 |

## Planning Information

The premises fall within Use Class E (Commercial, Business & Service), allowing for a range of uses including retail, café, studio, office, and health/wellness uses, subject to landlord consent.

## Business Rates

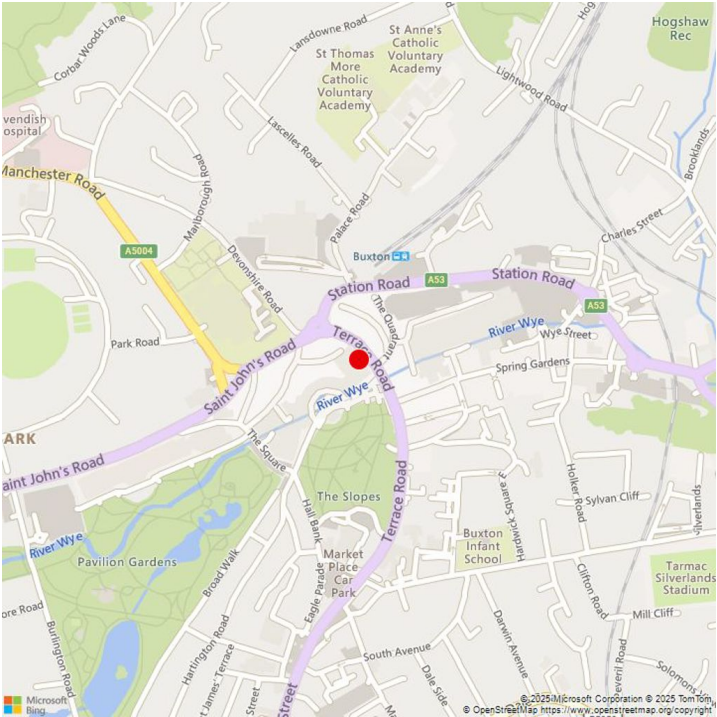
Rateable Value £8,000 – interested parties should verify with High Peak Borough Council (0345 129 7777)

## Legal Costs

Each party to bear their own legal costs

## Tenure & Terms

The premises are available on a new effective full repairing and insuring lease for a term to be agreed.



## Additional Information

### Rent

£16,500

### EPC

E

### Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd  
For further information please contact:

Vanessa Mokwena  
01227770587  
vanessa@azurepc.co.uk