

Bar/Club

Lease/Fixtures & Fittings £49,950
or Property available £395,000
Ref: 9749

Previously traded as Coco
6 Eagle Parade
Buxton
High Peak
SK17 6EQ



Property Characteristics

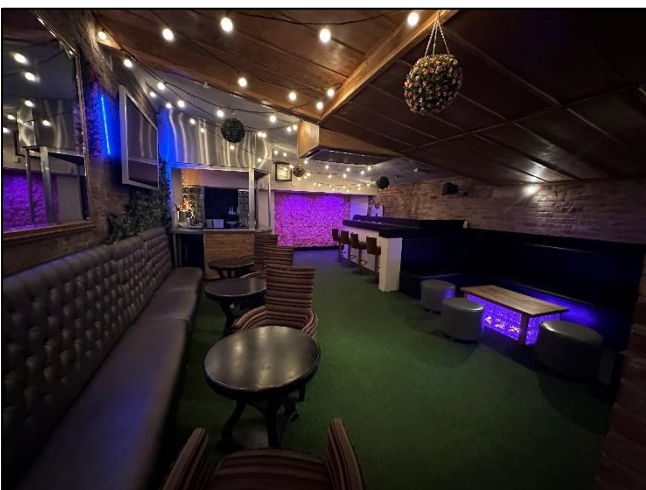
- Fitted & ready to trade
- Rent £481 per week
- Seating for 120 plus alfresco
- Town centre, middle of parade
- Set out over three levels with a capacity for 350
- Possesses alcohol licence
- Surrounded by many pubs, eateries, shops
- Popular tourist area
- Licensed to open 10:00am – 3:00am Monday to Thursday, 10:00am – 4:00am Friday & Saturday
- Facing car park
- Surrounded by large residential area
- Benefitting from very high levels of passing trade



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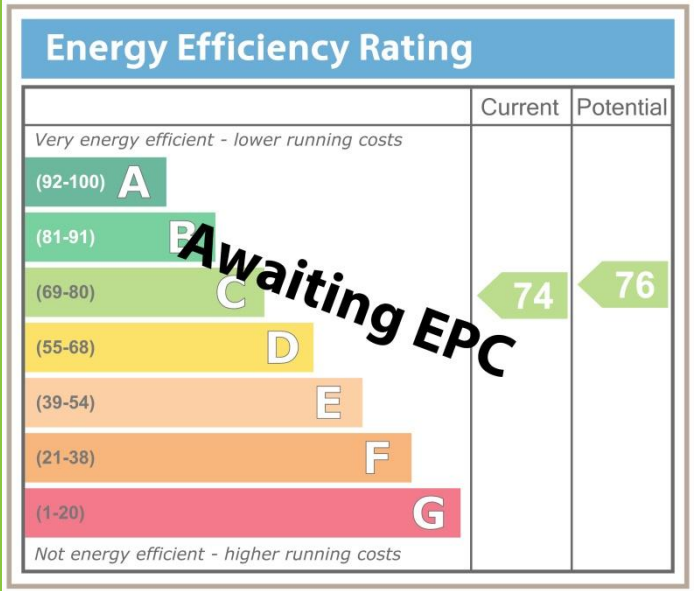
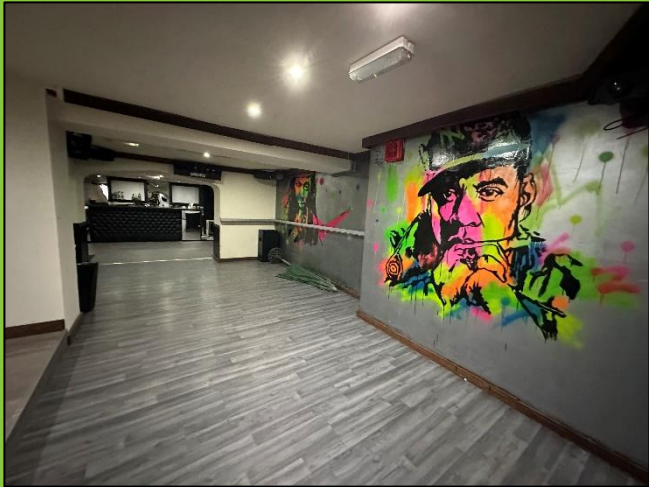
Superbly located in Buxton town centre, surrounded by a large affluent residential area, many pubs, eateries & shops. The superbly fitted premises offer a superb opportunity for an enthusiastic owner operator to re-establish a once successful bar.



Accommodation alfresco seating for 6, entrance area, large well fitted bar with seating area for approximately 60, rear good sized dance floor & DJ booth, fire exit, WC.

Stairs leading up to 2nd bar with seating for approximately 30 with room for more, ladies & gents WC facilities, fire exit.

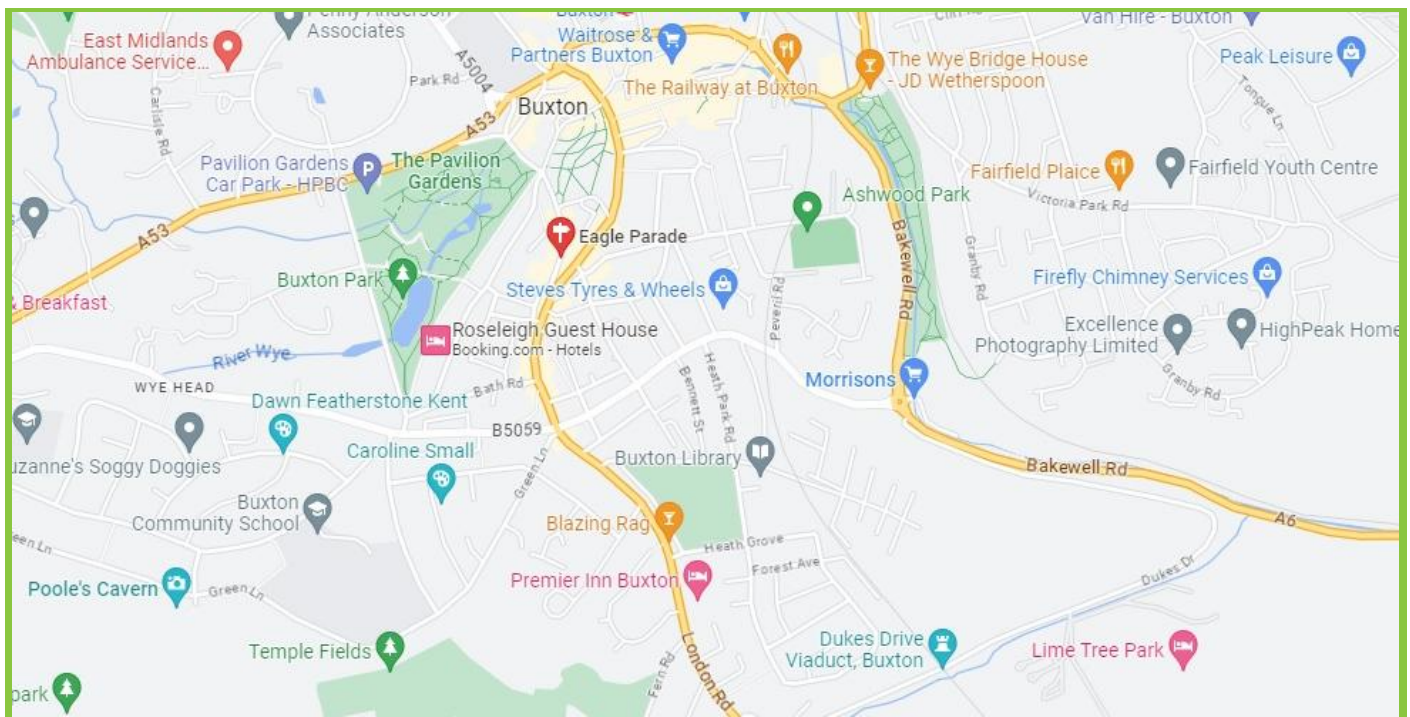
Stairs leading down to 3rd bar, seating area for approximately 30, dance floor & DJ booth, stairs leading up to main entrance.



Buxton is a spa town in the Borough of High Peak, Derbyshire, England. It is England's highest market town sited at some 1,000 feet (300m) above sea level. It lies close to Cheshire to the west and Staffordshire to the south, on the edge of the Peak District National Park. In 1974, the municipal borough merged with other nearby boroughs, including Glossop, to form the local government district and borough of High Peak. The town population was 22,115 at the 2011 Census.

6 Mood Eagle Parade occupies a superb location in Buxton town centre, surrounded by many pubs, eateries, and shops. The business benefits from being in an area which is popular for tourists and very high levels of passing trade.

Alcohol Licence This property has a premises Licence granted by the relevant local authorities. It is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence. Prospective purchasers are advised to take appropriate specialist advice.



Sat Nav Address:
6 Eagle Parade
Buxton
Derbyshire
SK17 6EQ



OFFICE LOCATED AT: Westgate, 44 Hale Road, Hale, Cheshire WA14 2EX

Company Registration Number: 0C322433

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