

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



GROUND FLOOR RETAIL PREMISES

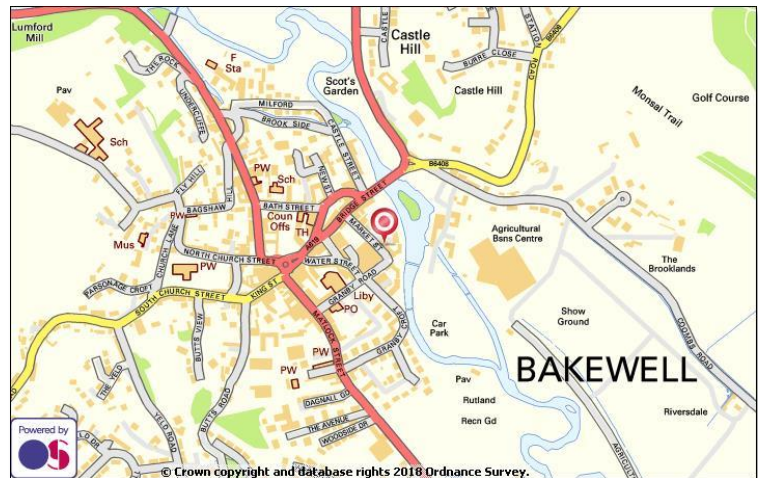
1 Market Street, Bakewell – DE45 1HG

- 61.8 sq m (665 sq ft).
- Area with high footfall
- Prime situation in the centre of Bakewell, close to main car parks and opposite the Co-op
- Modern unit with potential for external display of goods
- Neighbouring occupiers, Shaws Barbers, Hartington Cheese Co, Florist and Café

TO LET

LOCATION

Bakewell is an extremely popular Market Town in the Peak District. The subject premises are situated in a prime position on Market Street in a high footfall area close to the access to the main car parks and the Market Square and opposite the Co-op.



VAT & COSTS

VAT will be payable.
Each party are to be responsible for their own costs.

Energy Performance Certificate HM Government
Non-Domestic Building

M J Smylie **Certificate Reference Number:**
1 Market Street 0196-2025-8130-9000-5103
BAKEWELL
DE45 1HG

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A

B

C

D

E

F

G

Net zero CO₂ emissions

54

This is how energy efficient the building is.

Less energy efficient

DESCRIPTION AND ACCOMMODATION

The property comprises an open plan self contained ground floor retail premises set within an impressive purpose built building directly opposite the Co-op.

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	61.8	665
W.C.	-	-

BUSINESS RATES

The premises have a rateable value of £20,500. The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit www.gov.uk/calculate-your-business-rates

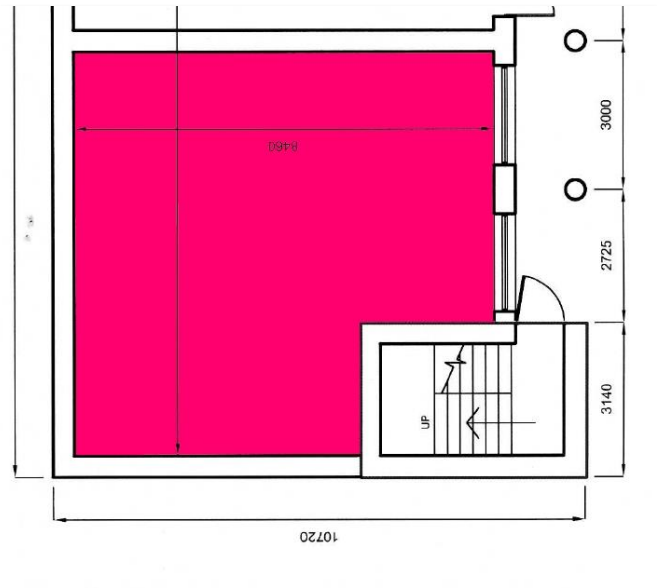
TERMS

The property is available by way of a new lease at rent of £25,000 per annum exclusive.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

INDICATIVE FLOOR PLAN



VIEWING ARRANGEMENTS

For further information please contact the agents – Mark Jenkinson and son

Surveyor acting: Philip Dorman MRICS
Tel: 0114 276 0151
Email: philip@markjenkinson.co.uk

Disclaimer – April 19

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

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