

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



MODERN RETAIL PREMISES

7D Orme Court, Granby Road, Bakewell – DE45 1ES

AVAILABLE SEPTEMBER 2019

- 43.83 sq m (472 sq ft)
- Prominent situation in the centre of the Market Town
- Well located opposite the central car parks
- Close proximity to long standing occupiers such as Holland and Barrett

TO LET

LOCATION

Bakewell is an extremely popular Market Town in the Peak District. Bakewell receives substantial volumes of tourist visitors annually.



DESCRIPTION

An attractive ground floor retail unit of a useful size for a range of occupiers. Having a corner frontage and close proximity to town car parks and long standing occupiers such as Holland and Barrett

ACCOMMODATION

Description	Area (sq.m.)	Area (sq.ft.)
Sales	34.17	368
Stores	9.66	104
WC	-	-
TOTAL	43.83	472

BUSINESS RATES

The premises have a rateable value of £13,250. 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/RENT

The property is available by way of a new Full Repairing and Insuring lease at a rent of £16,500 per annum exclusive.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations two forms of ID and confirmation of the source of funding will be required from the successful purchaser or tenant.

Energy Performance Certificate HM Government
 Non-Domestic Building

The Crystal Heart
 7d Granby Road
 BAKEWELL
 DE45 1ES

Certificate Reference Number:
 9569-3006-0018-0300-8525

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

48
This is how energy efficient the building is.

Less energy efficient

VAT & COSTS

VAT is applicable will be payable at the prevailing rate. Each party are to be responsible for their own costs.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the joint agents.

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

or

RENSHAW

CHARTERED SURVEYORS

SURVEYORS | VALUERS | COMMERCIAL PROPERTY CONSULTANTS

Surveyor acting: Mark Renshaw MRICS
 Tel: 07971 550 309
 Email: mark@rensurveyors.co.uk

Disclaimer – July 2019 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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www.markjenkinson.co.uk

NAVA

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