

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



SELF CONTAINED RETAIL / OFFICE SUITES

Units 1 & 1A, Diamond Court, Bakewell – DE45 1EW

- 138.73 sq m (1,493 sq ft)
- Part vacant two storey premises
- Close to – Cotswolds Outdoors, Sears and Bakewell Pudding Shop
- Attractive frontage
- A rare opportunity within the town

FOR SALE

LOCATION

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



DESCRIPTION AND ACCOMMODATION

The ground floor unit is currently vacant having traded as Tulip’s Florists until October 2018 and comprises an L shaped open plan office / retail area with Kitchenette and WC.

The first floor unit has separate access from the ground floor lobby from which stairs rise to the first floor, with WC off, and L shape studio which is occupied and trading as a salon.

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	33	355
First Floor	35.61	383
TOTALS	138.73	1493

BUSINESS RATES

The premises have 2 assessments:

Unit 1 - £6,100 and Unit 1a - £2,800.

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

ENERGY PERFORMANCE – Both the ground and first floor units have achieved an EPC rating of C.

TENURE

The property is held under a long lease for 250 years from 19 October 2001. The ground floor was occupied as a florist and has recently been vacated. The first floor is let as a hairdressing salon.

ASKING PRICE

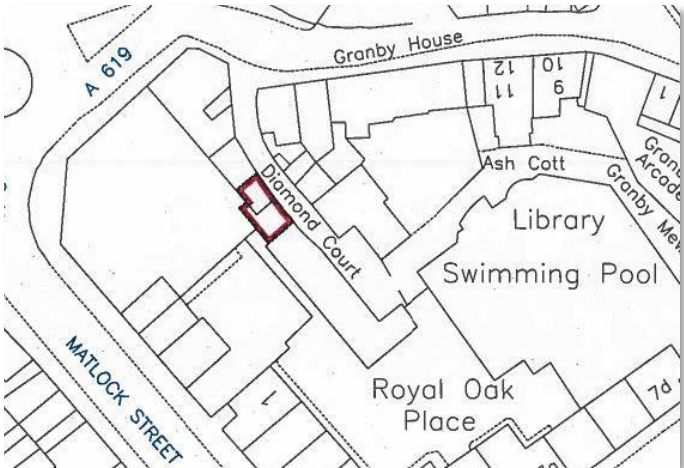
Offers are sought in excess of **£185,000** for the long leasehold interest.

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.

VAT & COSTS

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



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

Or Mark Renshaw MRICS
mark@rensurveyors.co.uk

Disclaimer – August 2018

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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