

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## SELF CONTAINED RETAIL / OFFICE SUITES

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

- GIA 66.4 sq m
- 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	33.4	360
<b>TOTALS</b>	<b>66.4</b>	<b>715</b>

**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](http://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**

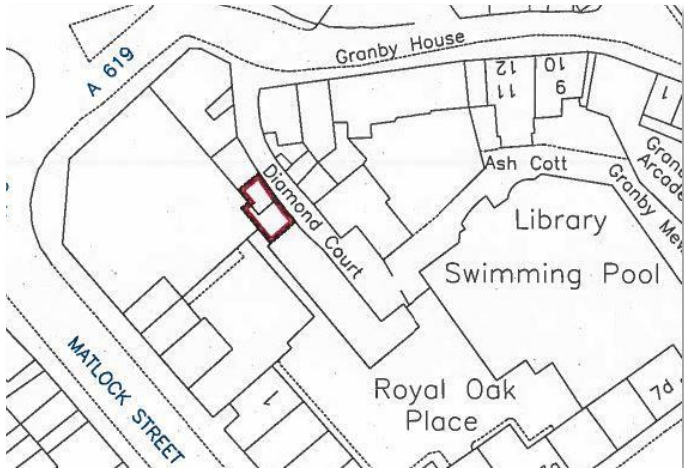
Offers are sought in excess of **£185,000 + VAT** for the long leasehold interest.

**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](mailto:philip@markjenkinson.co.uk)

Or Mark Renshaw MRICS  
[mark@rensurveyors.co.uk](mailto: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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