

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



3 STOREY RETAIL PREMISES

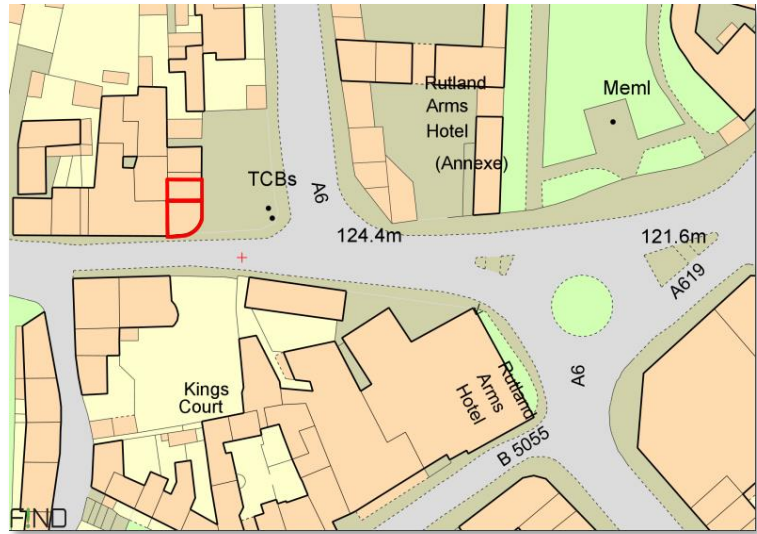
Former Caudwell & Co Premises, Rutland Sq, Bakewell – DE45 1BZ

- 115.55sq m (1,244 sq ft)
- Frontage to both Rutland Sq/Buxton Road and North Church Street
- Prominent location overlooking the centre of Bakewell
- Attractive premises with large ground floor area and very useful upper floors/offices
- Has just had a comprehensive scheme of re-decoration throughout

TO LET

LOCATION

Bakewell is an extremely popular Market Town in the Peak District and acts as a service centre and shopping area. The town draws an estimated two million visitors annually. The subject premises are situated in on Rutland Square in a prominent position facing the centre of Bakewell



DESCRIPTION AND ACCOMMODATION

The property comprises a 3 storey retail/office premises which benefits from a particularly attractive frontage and is a well known prominent property in Bakewell.

The ground floor is laid out in 3 main areas providing opportunity for a unique and interesting layout. The first floor is currently used as a office/design studio with a separate kitchen and the second floor/attic level was used as an office having velux roof lights.

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	65.72	707
First Floor	30.13	324
Second/attic	19.71	212
TOTAL	155.55	1244

BUSINESS RATES

The premises have a rateable value of £15,250. 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

The property is available by way of a new lease at rent of **£25,000 p.a. exclusive** payable quarterly in advance.

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 is not applicable
Each party are to be responsible for their own costs.

Energy Performance Certificate HM Government
Non-Domestic Building

Caudwell Estate Agents
Rutland Square, Buxton Road
BAKEWELL
DE45 1BZ

Certificate Reference Number:
0596-0474-2230-3200-4103

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+

Net zero CO₂ emissions

A
0-25

B
26-50

C
51-75

D
76-100

E
101-125

F
126-150

G
Over 150

◀

54

This is how energy efficient the building is.

Less energy efficient

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 – March 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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