

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## OFFICE ACCOMMODATION

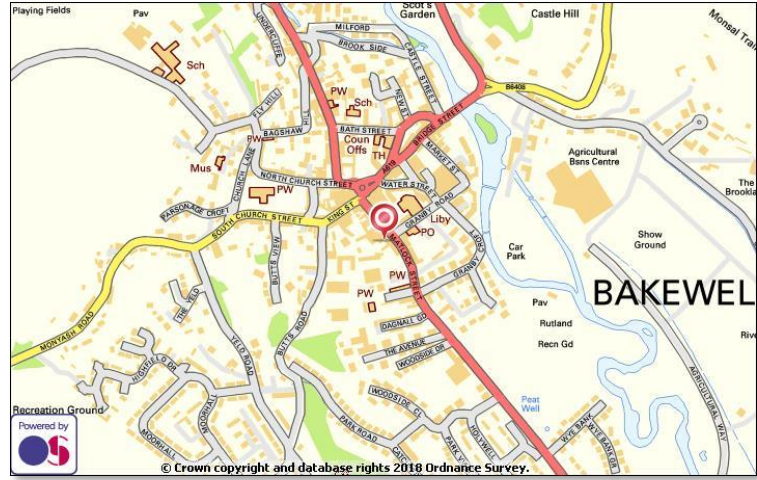
Matlock Street, Bakewell – DE45 1EE

- Approximate area 58.43 sq m (629 sq ft)
- Area with high footfall
- Prime location in the centre of Bakewell, close to main car parks
- Flexible lease terms
- Rent £6,500 per annum

**TO LET**

**LOCATION**

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



**DESCRIPTION**

This historic Grade II Listed property offers self contained upper floor offices/meeting rooms with kitchenette, WC facilities etc. on the first and second floors, accessed via the ground floor passageway entrance.

**ACCOMMODATION**

Description	Area (sq.m.)	Area (sq.ft.)
First and second floors	58.43	629

**TERMS**

Lease term by arrangement.  
 Consideration given to short term occupations/break clauses.  
 Rent - £6,500 pax – VAT not applicable.

**LEGAL COSTS**

Each party are to be responsible for their own costs.

**ENERGY PERFORMANCE CERTIFICATE**

**Energy Performance Certificate** HM Government  
**Non-Domestic Building**

24 Matlock Street  
 BAKEWELL  
 DE45 1EE

**Certificate Reference Number:**  
 9191-3024-0259-0600-8025

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](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

**119** This is how energy efficient the building is.

Less energy efficient

**Technical Information**

Main heating fuel: Natural Gas  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 72  
 Assessment Level: 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 161.22  
 Primary energy use (kWh/m<sup>2</sup> per year): Not available

**Benchmarks**

Buildings similar to this one could have ratings as follows:

25 If newly built  
73 If typical of the existing stock

**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.

**VIEWING ARRANGEMENTS**

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

Surveyor acting: Charles Duncan  
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 Email: [cd@markjenkinson.co.uk](mailto:cd@markjenkinson.co.uk)

**Disclaimer – February 2018**

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