

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



TWO STOREY RETAIL PREMISES

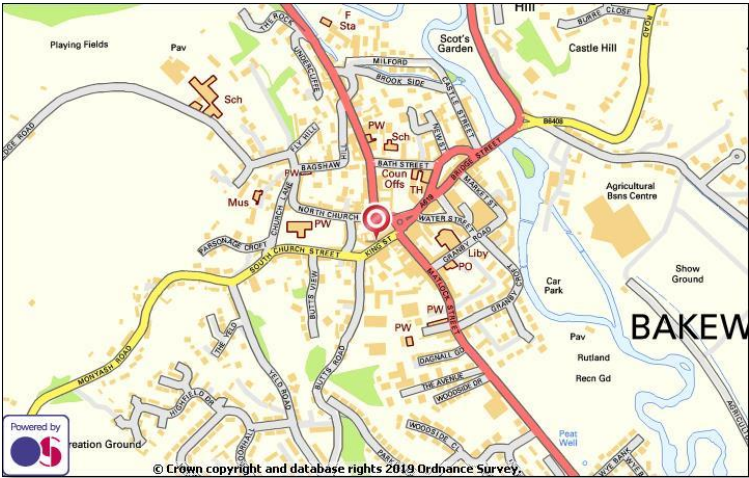
Unit 1 Kings Court, Bakewell – DE45 1DZ

- 66.98 sq m (721 sq ft)
- Frontage to both King Street and to the shared rear courtyard
- Prominent location adjacent Costa Coffee and opposite Rohan
- Many attractive period features

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 on King Street adjacent Costa Coffee and opposite Rohan.



DESCRIPTION AND ACCOMMODATION

The property comprises a 2 storey retail premises and benefits from many features including two timber bay windows, original beams and stone fireplace to name a few.

There is a courtyard to the rear which is surrounded by other businesses and provides seating for a coffee shop and is very popular in the summer months.

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	35.30	380
First Floor	31.59	340
TOTAL	66.98	721

BUSINESS RATES

The premises have a rateable value of £9,600. 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 **£10,500 p.a. plus VAT** payable quarterly in advance. In addition to the usual outgoings there will be a service charge of approx **£1,500 p.a. plus VAT** to cover external maintenance, buildings insurance and maintenance of common parts ie courtyard etc.

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



Disclaimer – Jan 2020

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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