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To Let

Prime Retail Unit within High Footfall Location in
Bakewell Town Centre

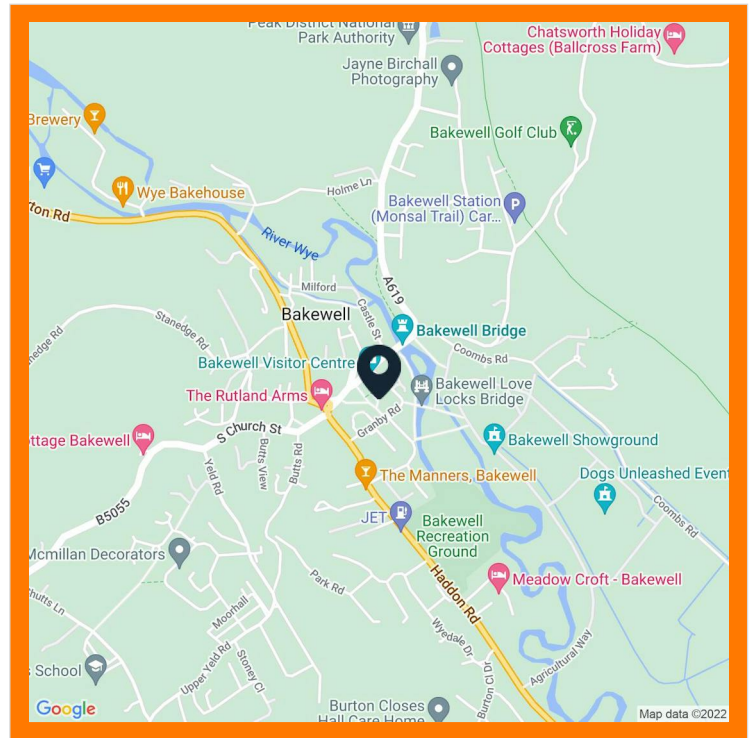
£16,000 per annum plus VAT

Unit 6 – Portland Square Shopping Centre, Water
Street, Bakewell, DE45 1EU

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- Prime location within Portland Square Shopping Centre, Bakewell
- Ground floor retail accommodation which could be suitable for a variety of retail uses
- High footfall location in heart of Bakewell
- Plentiful supply of public car parking in the vicinity
- Small business rates relief should apply depending on tenant status



Description

The property comprises a ground floor retail premises (Unit 6) which is part of Portland Square Shopping Centre. The property benefits from a frontage onto Water Street which benefits from excellent footfall in the heart of Bakewell town centre. The available accommodation internally consists of an retail space with rear store / kitchenette. The property has most recently trading as an ice cream shop although would suite a variety of retail uses.

Location

The property is located within the centre of Bakewell in the heart of the Peak District. Bakewell is a busy market town with an active shopping area particularly popular with tourists. It is estimated that Bakewell draws an estimated two million visitors annually. Bakewell is approximately 17 miles south west of Sheffield and 26 miles north of Derby

The property is located at the front of the Portland Square Shopping Centre with good visibility. Nearby occupiers include Bakewell Pudding Factory, Rolys Fudge Pantry, Cheese and Wine Emporium - The Cheshire Cheese Company, The Honey Bun Cafe, Bakewell Pet Supplies, Silvarious Bakewell as well as national names such as Boots, Co-op, and Holland & Barrett. Occupiers within Portland Square Shopping Centre include a hairdressers, clothing shop, dog (pet) store, deli, fudge shop and a charity shop.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	342	31.77
Ground - Rear Store / Kitchenette	86	7.99
Total	428	39.76

Rating Assessment

From information obtained from the Valuation Office Agency website the demises are rated as follows:-

Address: Adamas Jewellers Adamas Jewellers, Water Lane, Bakewell, Derbyshire, DE45 1EU

Description: Shop and premises
Rateable Value: £11,750

The property may qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local authority for verification purposes.

Lease Terms

The property is available on a new lease on terms to be agreed, tenant responsible for repair (now worse condition), decoration, property insurance premium, service charge, rates and utility charges. The client will not allow uses which conflict with existing tenants within Portland Square.

Rent

£16,000 pa, payable quarterly in advance. We are informed VAT is payable on the rent.

Identity Checks

Prospective tenants will be required to provide certain identification documents. The required documents will be confirmed and requested from prospective tenants.

Business Rates

Rateable Value of £11,750 Small business rate relief should apply

Energy Performance Certificate

B (40)

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