



SMC
Brownill
Vickers

To Let



Corner positioned retail premises in the centre of
Bakewell

£29,750 per annum

2 Bridge Street, Bakewell, DE45 1DR

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- Ground floor retail accommodation
- Located on the corner of Bridge Street and Water Street (Bakewell) within a popular historic town
- Most recently occupied by William Hill, however other uses may be suitable (STC)
- High footfall location benefitting from tourist trade
- Potential to include upper floors if required



Description

A ground floor premises comprising of a main front sales area, rear sales area and rear customer & staff WC facilities. The property benefits from a prominent double frontage from Bridge Street and Water Lane. The property is in basic condition, awaiting tenant fit out.

Location

The property is located within the centre of Bakewell in the heart of the Peak District. Bakewell is a very popular market town with an active shopping area. It 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 with access from Water Street, in a very busy part of Bakewell close to a number of well known occupiers including Seasalt, Cotswold, Cornish Bakery, and a number of well established local traders.

Accommodation

The accommodation comprises the following areas:

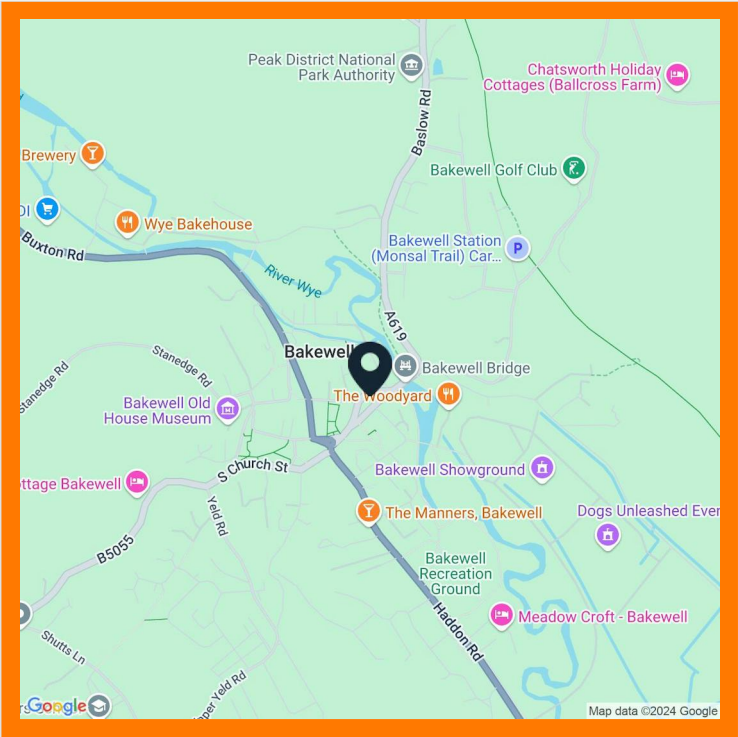
Name	sq ft	sq m
Ground - Retail	441	40.97
Ground - Rear Sales area	249	23.13
Total	690	64.10

Rateable Value

Based on information obtained from the Valuation Office Agency website we understand the demise is rated as follows:-

Address: William Hill, Bridge Street, Bakewell, DE45 1DS
Description: Betting shop and premises
Rateable Value: £14,750

We would advise prospective parties to verify the matter with the local rating office.



Planning

The property was most recently used as a betting office. We would anticipate the property would be suitable for a variety of other retail uses, although we would recommend interested parties make independent enquiries.

Lease Terms

The property is available on a new lease on terms to be agreed.

Rent

£29,750 per annum. We are informed VAT is payable on the rent.

The client may consider agreeing a deal to include the upper floors (additional 996 sq ft upper limit as provided on the available size) if required.

Business Rates

Rateable Value of £14,750

Energy Performance Certificate

C (69)

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