

SMC  
Brownill  
Vickers

To Let /  
For Sale

Thirza & Walter

paisserie  
Cakes  
Chocolate

BAKEWELL TOWN CENTRE RETAIL/STUDIO/OFFICE  
PREMISES FOR SALE OR TO LET – LET

£15,000 per annum plus VAT

£200,000 plus VAT

Unit 1, Theme Court, Bridge Street, Bakewell, DE45  
1DS

Contact Block Text | [francois.neyerlin@smcbrownillvickers.com](mailto:francois.neyerlin@smcbrownillvickers.com)

[smcbrownillvickers.com](http://smcbrownillvickers.com)

- Prime location on Bridge Street in Bakewell (Peak District National Park)
- Ground floor sales plus store space which could be utilised for a variety of retail uses
- High footfall tourist location
- Plentiful supply of public car parking nearby
- Available to let or for sale



A company of values. Est 1884  
Licensed & Leisure | Commercial | Residential

## Description

The property comprises an attractive ground floor retail premises within a larger stone built property, with shop window frontage to Bridge Street. The available accommodation internally consists of a front sales area, office/store and WC facilities. The property has most recently been used as a patisserie & chocolate shop and is available from early summer 2023.

The property benefits from air conditioning, laminate flooring, spot lighting, electric wall mounted heaters and an attractive glazed customer entrance.

## Location

The property is located on Bridge Street in the centre of the Peak District National Park market town of Bakewell. Bakewell is a popular town centre, which is visited by approximately two million tourists annually.

Nearby occupiers include Lime Lounge Coffee House, Bamboo Beauty, Co- operative Food, Brockhursts of Bakewell, Queens Arms, and Rileys Wine Bar. There are a number of short stay car parks in close proximity, with Market Street the closest.

## Accommodation

Name	sq ft	sq m
Ground - Sales Area	258	23.97
Ground - Rear Store / Office	100	9.29

## Rating Assessment

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

Address: Unit 1, Theme Court, Bridge Street, Bakewell, Derbyshire, DE45 1DS  
Description: Shop and premises  
Rateable Value: £10,500 (£9,300 from April 2023)

An incoming tenant should qualify for Small Business Rate Relief.

We would suggest interested parties make their own enquiries with the Local Authority for verification purposes.

## Planning

The premises are understood to have a historic A1 consent. Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (offices), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use.

Interested parties are advised to satisfy themselves with the Peak Park planning authority that their use is acceptable under these new changes.

## Rent / Lease Terms

The property is offered on a new lease at a rental of £15,000 per annum, excluding rates, on a full repairing and insuring basis. VAT is payable on the rent.

## Tenure

Long Leasehold, 125 years from 17th November 2000 with annual ground rent which is currently £100 plus VAT. There is also a service charge which covers external repairs, common items and insurance. Further details available by request.

## Price

Offered on a vacant possession basis at £200,000. We are informed VAT is payable on the sale price.

## Viewing Arrangements

For further information or accompanied viewings, please contact the agent:  
Francois Neyerlin  
Telephone: 0114 281 2183  
Email: francois.neyerlin@smcbrownillvickers.com

Viewings strictly via appointment with the agent only.

## Legal Costs

Each party to bear their own legal costs incurred in this transaction.

## Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

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## Viewing

Viewing is by prior appointment only. Please contact our agents for further information

**Francois Neyerlin**  
0114 281 2183  
francois.neyerlin@smcbrownillvickers.com



