

# 2 Bridge Street

Bakewell, DE45 1DS

**MJB**  
Commercial Property



## TO LET / FOR SALE

1,286 SQ FT  
(119.47 SQ M)

**£29,500 PER ANNUM**

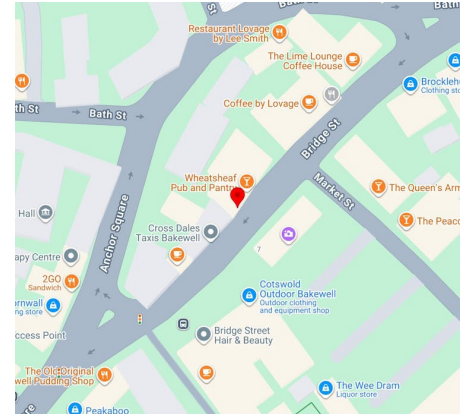
**Retail Premises in Historic  
Market Town**

- Prime Bridge Street Location
- Opposite Cotswold Outdoors and Peak District Visitor Centre
- Market Place Car Park Opposite

0114 282 3080  
[www.mjbcpc.co.uk](http://www.mjbcpc.co.uk)

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Bakewell, DE45 1DS



## Summary

Available Size	1,286 sq ft / 119.47 sq m
Rent	£29,500 per annum
Rates Payable	£7,485 per annum Interested parties are advised to verify this information with the local rating authority.
EPC	C (54)

## 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 visited by approximately two million tourists annually.

The property is situated in a prime position on Bridge Street, the main access into the town. Nearby occupiers include Bagshaws Estate Agents, The Wheatsheaf, Lime Lounge Coffee House, Co-operative Food and Brockhursts of Bakewell. There are a number of short stay car parks in close proximity, with Market Street the closest.

## Description

The property provides accommodation over two floors with the main frontage to Bridge Street, the rear of the ground floor has been used for preparation but could be used as further sales area. The property benefits from a rear/secondary frontage to Anchor Square, which has been used by the last tenant for loading but could become a useful secondary display/access. The property was last used as a farm shop/butchers. The existing equipment is available for purchase if required, alternatively it will be removed.

In addition to the first floor there is a small mezzanine storage area. There are two WC's situated to the rear of the first floor.

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Sales	687	63.82
1st	Ancillary	600	55.74
<b>Total</b>		<b>1,287</b>	<b>119.56</b>

## Terms

The property is available to let on a new Full Repairing and Insuring lease on terms to be agreed.

## VAT

The property is not registered for VAT, therefore VAT is not applicable to the rent or sale price.

## Legal Costs

Each party is to be responsible for their own costs associated with this transaction.

## Viewings

Strictly by appointment via the joint agents



**Matthew Barnsdale**

07736 791146

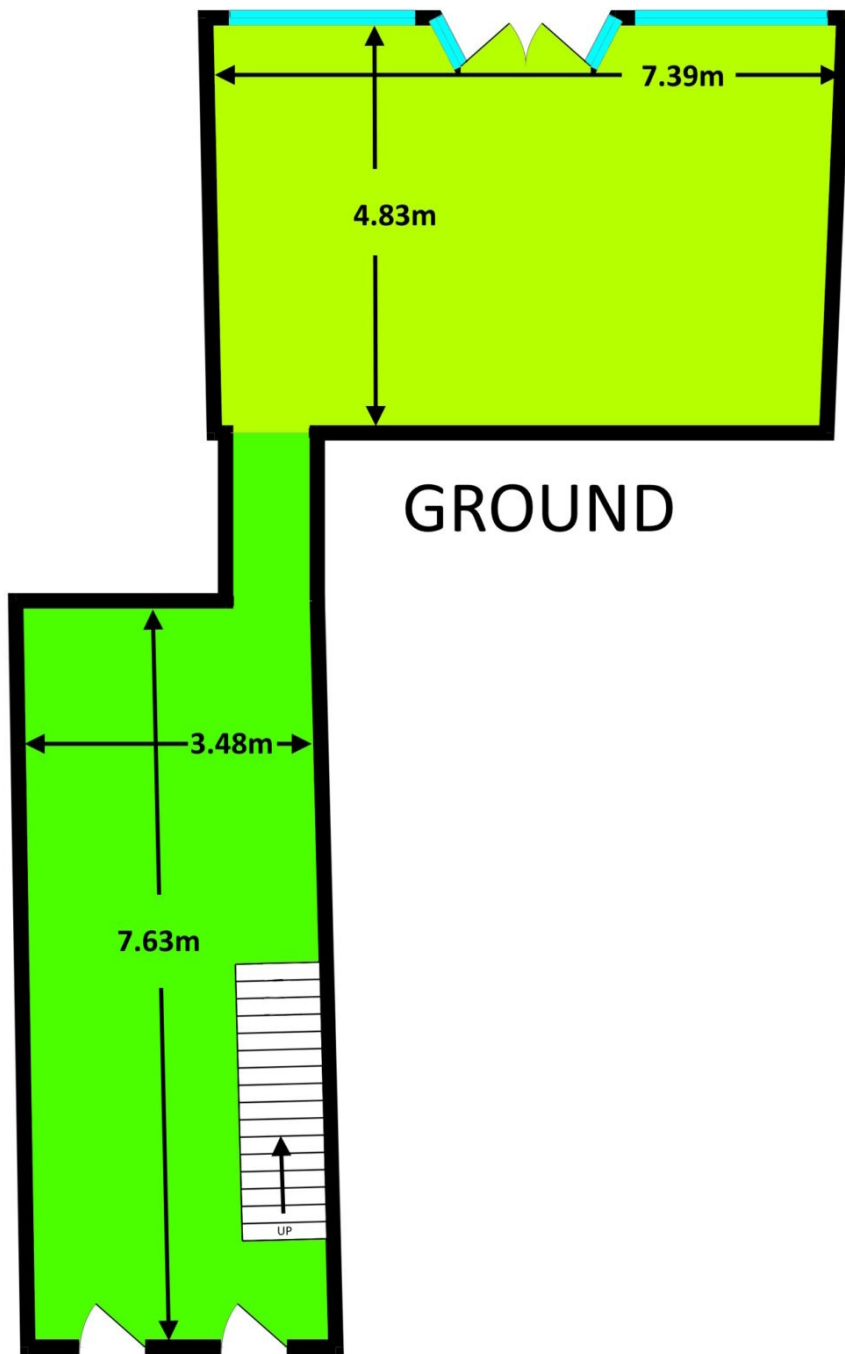
mbarnsdale@mjbcp.co.uk

## Philip Dorman (Joint Agent)

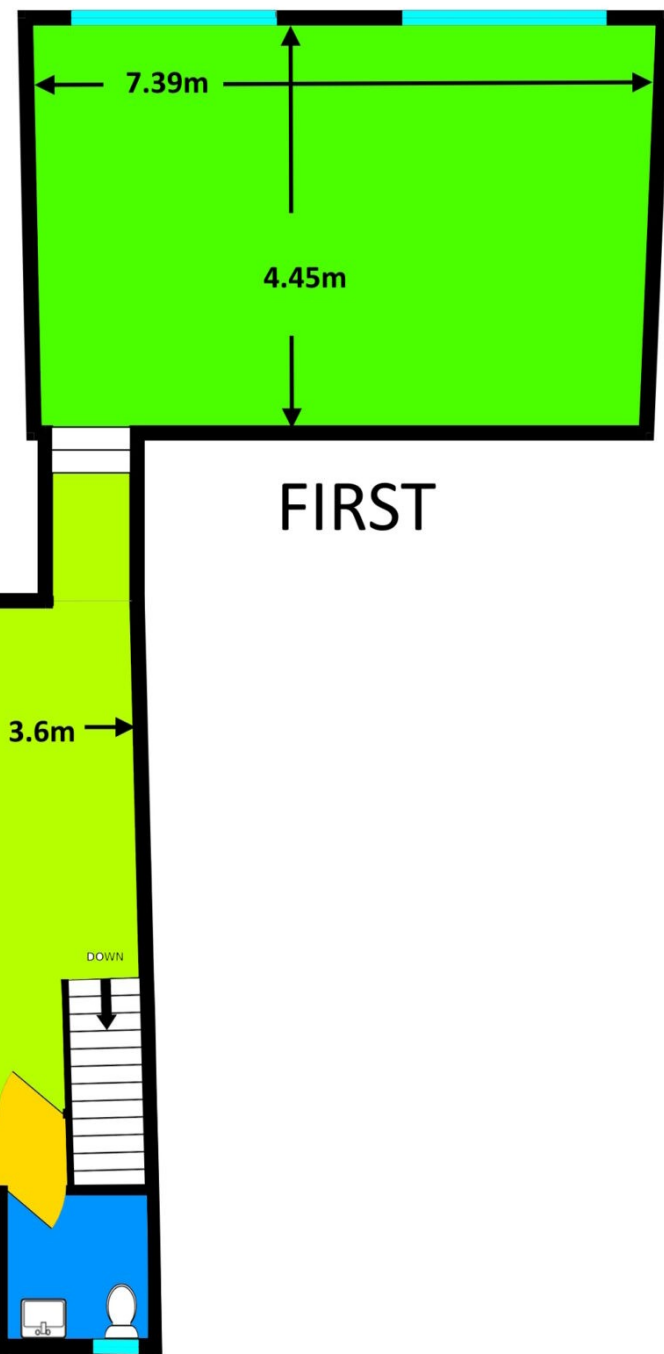
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BRIDGE STREET



GROUND



FIRST

ANCHOR SQUARE