SMC Brownill Vickers

To Let

PRIME RETAIL UNIT IN BAKEWELL CENTRE

£16,000 per annum plus VAT

Unit 8 - 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 utilised for a variety of retail uses
- High footfall location
- Plentiful supply of public car parking in the vicinity

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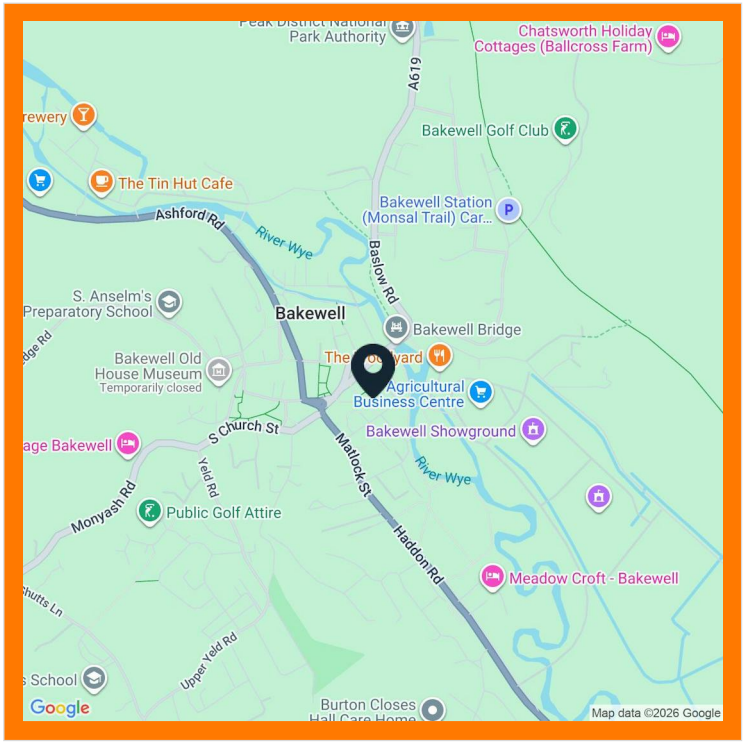

Description

The property comprises a ground floor retail premises within a larger stone built Portland Square Shopping Centre. The property benefits from a two doorway entrance onto Water Street and a rear entrance into Portland Square. The available accommodation internally consists of an retail space with a side retail / store / preparation area. There are communal WC facilities for Portland Square tenants within the centre.

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	387	35.95
Total	**387**	**35.95**

Rating Assessment

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

Address: 8, Portland Square, Water Lane, Bakewell, Derbyshire, DE45 1EU
Description: Shop and premises
Rateable Value: £14,250

The property may qualify for a proportion of 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.

Lease Terms

£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 £14,250

Energy Performance Certificate

EPC exempt - Listed building

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