Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



MODERN RETAIL PREMISES

7D Orme Court, Granby Road, Bakewell – DE45 1ES AVAILABLE SEPTEMBER 2019

- 43.83 sq m (472 sq ft)
- Prominent situation in the centre of the Market Town
- Well located opposite the central car parks
- Close proximity to long standing occupiers such as Holland and Barrett

TO LET

LOCATION

Bakewell is an extremely popular Market Town in the Peak District. Bakewell receives substantial volumes of tourist visitors annually.



DESCRIPTION

An attractive ground floor retail unit of a useful size for a range of occupiers. Having a corner frontage and close proximity to town car parks and long standing occupiers such as Holland and Barrett

ACCOMMODATION

Description	Area (sq.m.)	Area (sq.ft.)
Sales	34.17	368
Stores	9.66	104
WC	-	-
TOTAL	43.83	472

BUSINESS RATES

The premises have a rateable value of £13,250. The amount payable is calculated using the appropriate UBR and applying any reliefs. For further info please visit www.gov.uk/calculate-your-business-rates

TERMS/RENT

The property is available by way of a new Full Repairing and Insuring lease at a rent of £16,500 per annum exclusive.

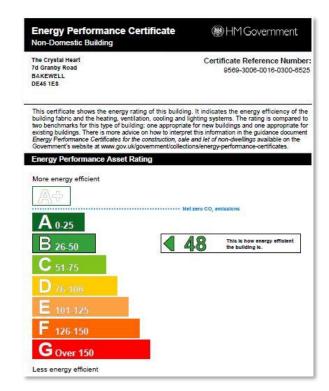
MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations two forms of ID and confirmation of the source of funding will be required from the successful purchaser or tenant.

SHEFFIELD 0114 276 0151

8 Norfolk Row, Sheffield S1 2PA

www.markjenkinson.co.uk



VAT & COSTS

VAT is applicable will be payable at the prevailing rate. Each party are to be responsible for their own costs.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the joint agents.



Surveyor acting: Philip Dorman MRICS Tel: 0114 276 0151

Email: philip@markjenkinson.co.uk

or



Surveyor acting: Mark Renshaw MRICS

Tel: 07971 550 309

Email: <u>mark@rensurveyors.co.uk</u>

Disclaimer – July 2019 These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

CHESTERFIELD 01246 267 565

Dunston Innovation Centre, Chesterfield S41 8NG



