

PRIME SHOP LEASE AVAILABLE

BAKEWELL

2-4 Matlock Street, DE45 1EE

**brasier
freeth.**
CHARTERED SURVEYORS



- Historic Market Town in the Derbyshire Dales
- Prominent position on the corner of King Street and Matlock Street
- Attractive glazed return frontage
- Confidentially available - Staff unaware

| Location

Bakewell is a historic market town and popular tourist destination situated in the Derbyshire Dales on the River Wye. The town is approximately 17 miles south west of Sheffield and 26 miles north of Derby.

The subject premises occupies a prominent corner position on the junction of Matlock Street and King Street opposite **Costa Coffee** and **Millefs**. Other nearby retailers include **Fat Face**, **Mountain Warehouse** and **The Edinburgh Woollen Mill**.

***A new entrant into the town is Seasalt who have recently opened in the former HSBC premises*.**

| Description

The property is arranged over ground floor only and provides an attractive glazed return frontage and split retail sales area.

| Accommodation

The property has the following approximate floor area:-

Gross Frontage	8.28 m	27 ft 2 ins
Return Frontage	5.71 m	18 ft 9 ins
Built Depth	10.07 m	33 ft
Ground Floor Sales	78.59 sq m	846 sq ft
Basement (Restricted Height)	11.22 sq m	121 sq ft

| Tenure

The premises are held on a 10 year lease expiring 24 March 2021 contracted inside the security of tenure provisions of the Landlord and Tenant Act 1954.

| Rent

£32,000 per annum exclusive plus VAT (if applicable).

| Terms

Premium offers invited for the leasehold interest.

| EPC

Details available upon request. Rating - B 44.

| Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £30,000.

For rates payable for year to 31 March 2020 please refer to the Local Charging Authority - Derbyshire Dales District Council, 01629 761100.

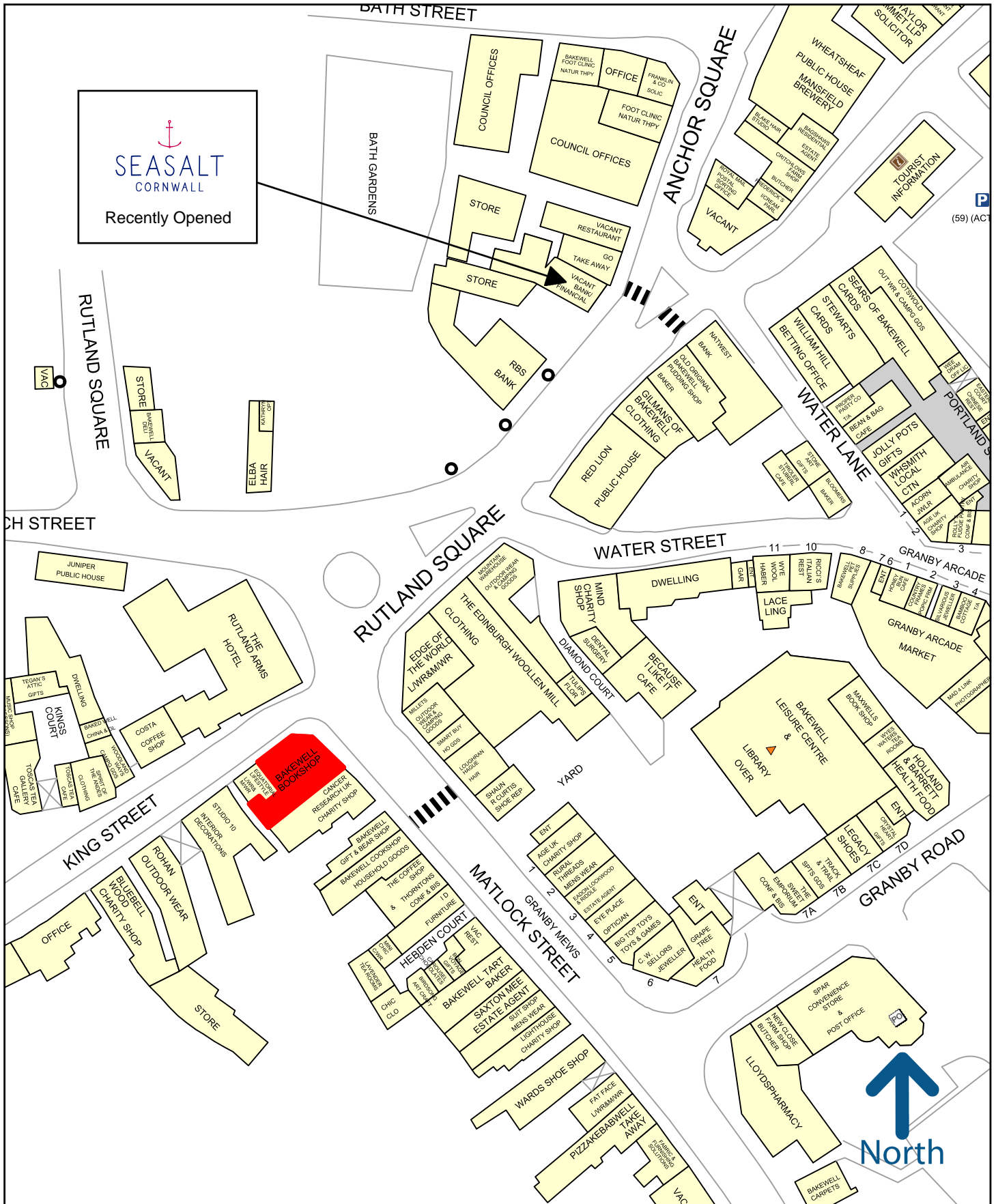
| Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

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50 metres

Experian Goad Plan Created: 01/03/2019

Created By: Brasier Freeth



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