



SMC
Brownill
Vickers

To Let

Refurbished Ground Floor Retail Unit in Bakewell town centre

£10,950 per annum plus VAT

Unit 4 (Retail) – Portland Square, Water Street, Bakewell, DE45 1HA

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Ground floor retail unit suitable for a variety of commercial uses (STP)
- High quality refurbishment
- Prime location within Portland Square Shopping Centre, Bakewell
- High footfall tourist location



Description

The available accommodation comprises a ground floor retail space with double frontage. The space has recently been refurbished to a high standard ready for tenant occupation. The property includes carpeted floors, painted walls, LED lighting, double glazing, good window frontage visibility, electric heating and internal security shutter to the front door side.

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 within the Portland Square Shopping Centre. Nearby occupiers include Bakewell Pudding Factory, Rolys Fudge Pantry, Cheese and Wine Emporium - The Cheshire Cheese Company, 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, jewelers, fudge shop and charity shop.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	257	23.88
Total	257	23.88

Rating Assessment

We understand the property has a current rateable value of £10,250 and therefore an ingoing occupier (depending on circumstances) should qualify for small business rate relief.

Lease Terms

The property is available on a new lease on terms to be agreed, tenant responsible for repair (no worse

condition), decoration, property insurance premium, rates, service charge and utility charges.

Please note the client will not consider uses such as a barber, hair salon or any uses which conflict with those already within Portland Square Centre.

Rent

GF Retail: £10,950 pa (257 sq ft). Rent to be payable quarterly in advance. We are informed VAT is payable on the rent.

Rent Deposit

The landlord will seek a rent deposit (at least 3 month rent deposit) to be held over the terms of the lease.

Identity Checks

Prospective tenants will be required to provide certain identification documents. The required documents will be confirmed and requested from prospective tenants.

Energy Performance Certificate

B (38)

Viewing

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

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

