



SMC
Brownill
Vickers

To Let

Retail / Gallery / Office / Studio Premises in Bakewell
Town Centre

£9,750 per annum

Treeline Gallery, Diamond Court, Water Street,
Bakewell, DE45 1EW

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- Ground floor and first floor commercial space - suitable for a variety of retail, office and service related uses
- High footfall tourist location in the centre of Bakewell
- Includes one car parking space
- Available on a new lease from August / September 2026



Description

The property comprises a stone built property over ground and first floor, originally utilised as a cottage. The property has most recently been used as an art gallery and retail (florist) premises. The first floor is accessed via a rear staircase.

The property includes exposed stone walling, painted and plastered walls, spot lighting, wooden flooring, and shop window frontage. WC facilities are located to the first floor. The property benefits from water and electricity.

There is one car parking space with the property.

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 just off Rutland Square, within Diamond Court, Water Street in Bakewell. There are various national and local occupiers nearby including the Diamond Court Dental Practice, Seasalt Cornwall, Red Lion, The Bakewell Pudding Shop, Co-op Food, Boots, Mallon & Green, and many more.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	128	11.89
1st	335	31.12
Total	463	43.01

Rating Assessment

From the information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: Pt Gnd & Pt 1st Flr Treeline Gallery, Water Street, Bakewell, Derbyshire, DE45 1EW

Description: Gallery and premises

Rateable Value: £9,500

Small Business Rates relief should be available to applicable parties.

We would advise prospective parties to verify the matter with the local rating office.

Lease Terms

The property is available on a new lease on terms to be agreed. Minimum 3 year lease.

Rent

£9,750 pa. We are informed VAT is not payable on the rent.

Rent Deposit

The landlord will seek a 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.

Business Rates

Rateable Value of £9,500 We anticipate small business rate relief is likely to apply.

Energy Performance Certificate

Upon Enquiry

Viewing

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

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