



RETAIL INVESTMENT

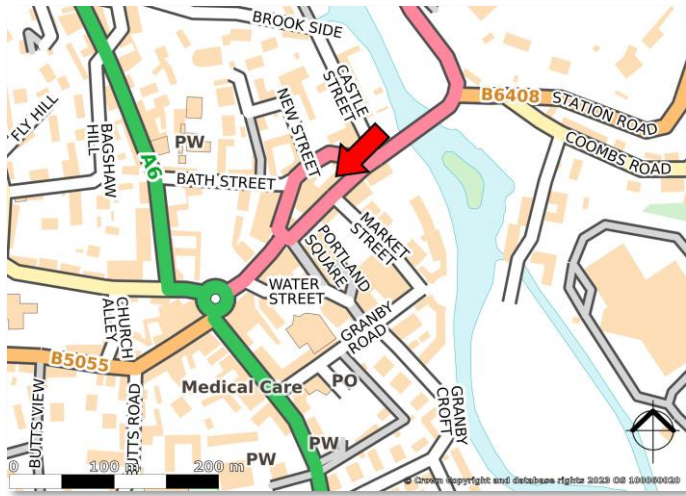
£185,000 + VAT

2 Theme Court, Bridge Street
Bakewell – DE45 1DS

- Producing £15,000 pax
- 34.26 sq m (369 sq ft)
- Fronts onto the busy Bridge St
- Close to primary local businesses
- Convenient for all central car parks

LOCATION

Bakewell is a historic market town and the primary economic centre of the Peak District National Park receiving substantial volumes of tourist visitors annually and well placed for major local attractions such as Chatsworth House and Haddon Hall.



DESCRIPTION AND INVESTMENT DETAIL

A single storey retail / business unit accessed via a shared entrance courtyard which is Let for a term of 10 years from 5th March 2016 at a recently reviewed rent of £15,000 per annum exclusive.

The property is held by a long leasehold title from 17 November 2000 for 125 years. The lease is subject to a ground rent of £100 per annum doubling every 25 years. A service charge is payable for the delivery of external repair and building maintenance.

ACCOMMODATION

DESCRIPTION	NIA (sq.m)	NIA (sq.ft)
Front Retail	14.48	156
Rear Retail	19.78	213
WC		
TOTAL	34.26	369

BUSINESS RATES

The premises have a rateable value of £7,100 from April 2023 – payable by tenant, though they do get 100% small business relief.

PURCHASE PRICE

The long leasehold interest, subject to the occupational lease is for sale at **£185,000 + VAT**

VAT AND COSTS

Each party is to be responsible for their own costs. VAT is applicable

EPC RATING - C

A full copy of the EPC is available to download from our website.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VIEWING ARRANGEMENTS

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

Renshaw Chartered Surveyors

Surveyor: **Philip Dorman**
Tel: 01246 886 416
Email: philip@rensurveyors.co.uk

DISCLAIMER – Amended Oct 2023

These particulars are believed to be correct, however, their accuracy is not guaranteed, and you should make your own enquiries to verify the information herein. They do not form any part of any contract.



philip@rensurveyors.co.uk
rensurveyors.co.uk
Chesterfield 01246 886416
Sheffield 01142 992518
Bakewell 01629 888268

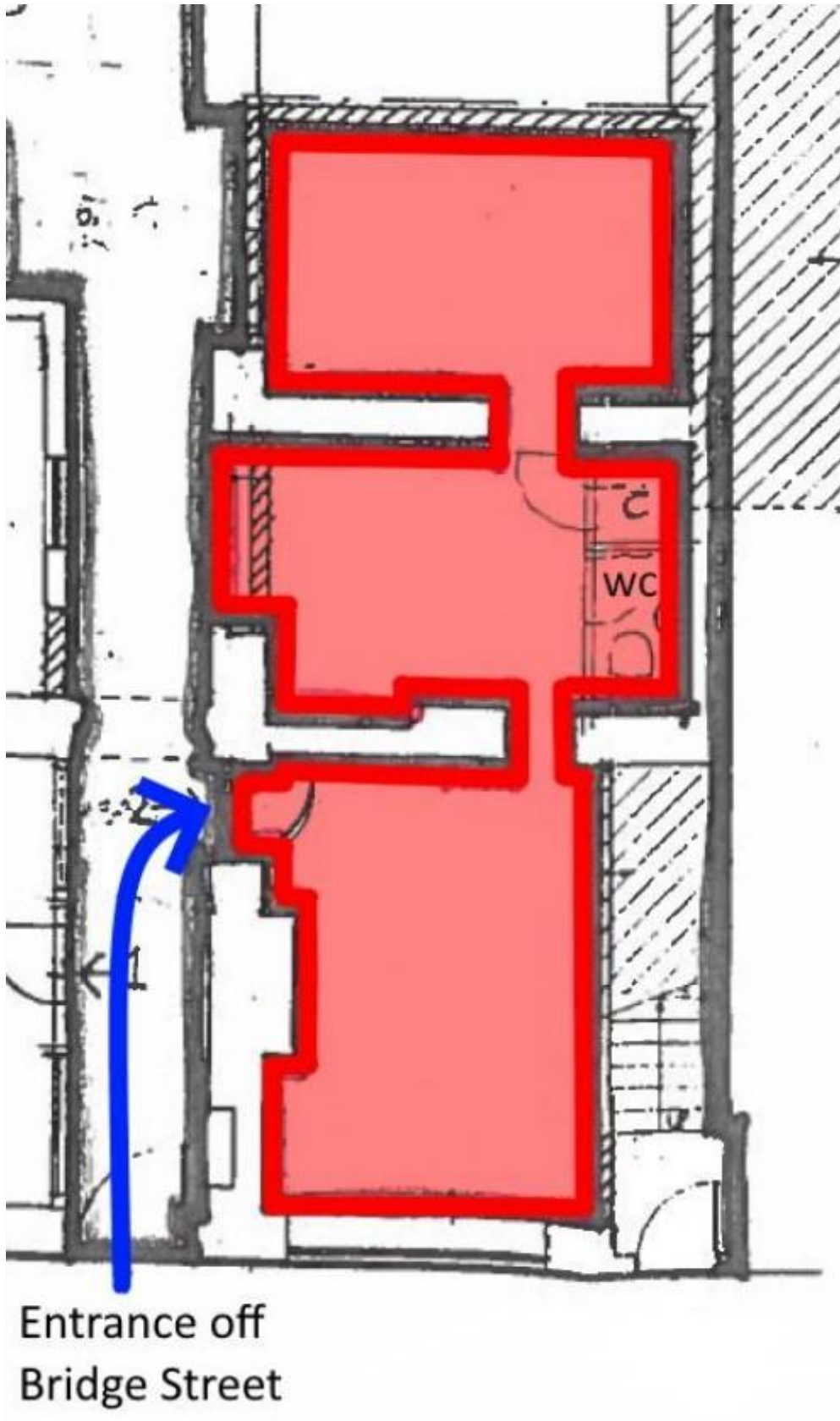
Unit 7,
Dunston Innovation Centre,
Dunston Lane,
Chesterfield S41 8NG



philip@rensurveyors.co.uk
rensurveyors.co.uk

Chesterfield 01246 886416
Sheffield 01142 992518
Bakewell 01629 888268

Unit 7,
Dunston Innovation Centre,
Dunston Lane,
Chesterfield S41 8NC



philip@rensurveyors.co.uk
rensurveyors.co.uk
Chesterfield 01246 886416
Sheffield 01142 992518
Bakewell 01629 888268

Unit 7,
Dunston Innovation Centre,
Dunston Lane,
Chesterfield S41 8NC