



**Renshaw
Chartered
Surveyors**

TO LET



OFFICES

From £7,000 P.A.X

Upper floor offices

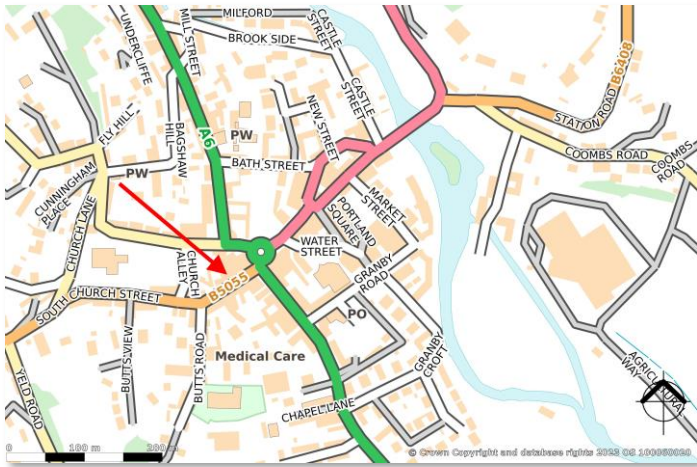
King Street,

Bakewell – DE45 1DZ

- From 621 sq ft to 1968 sq ft
- First and second floor offices
- Available as a whole or 2 suites
- Attractive accommodation
- Flexible lease terms
- Vibrant Peak District Town

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.



DESCRIPTION

First and second floor offices with separate ground floor access from King Street.

The accommodation is available as a whole and therefore self-contained or on a floor by floor basis with shared Kitchen and WC facilities.

Please see floor plan for general layout.

ACCOMMODATION

DESCRIPTION	(sq.ft)	(sq.m)
First Floor – Offices	1,273	118.29
Second Floor – Offices	621	57.69
Second Floor - Kitchen	74	6.89
Second Floor – WC's x 2		
	1,968	182.87

LEASE TERMS

The property is available on a floor by floor basis at the rents below or alternatively a discount would be available for taking the whole premises.

First Floor - £14,000 pax
Second Floor - £7,000 pax

There will be a separate charge for common utilities unless taken as a whole.

BUSINESS RATES

The whole premises have a rateable value of £13,250 from April 2023.

If only one floor is taken a request to split the assessment will be submitted.

VAT AND COSTS

Each party is to be responsible for their own costs. VAT will be payable on the rent.

EPC RATING – D

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

Surveyor: **Philip Dorman**
Tel: 01629 888 268
Email: philip@rensurveyors.co.uk

DISCLAIMER - Updated May 2024

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,

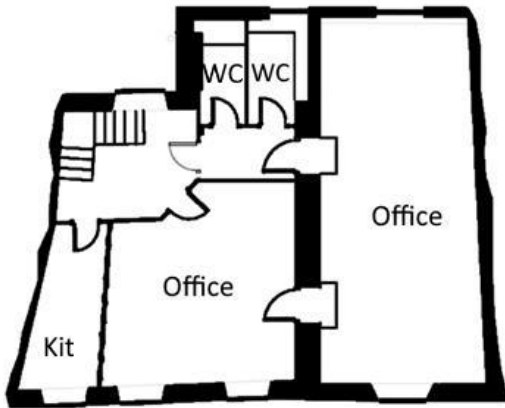
Dunston Innovation Centre,

Dunston Lane,

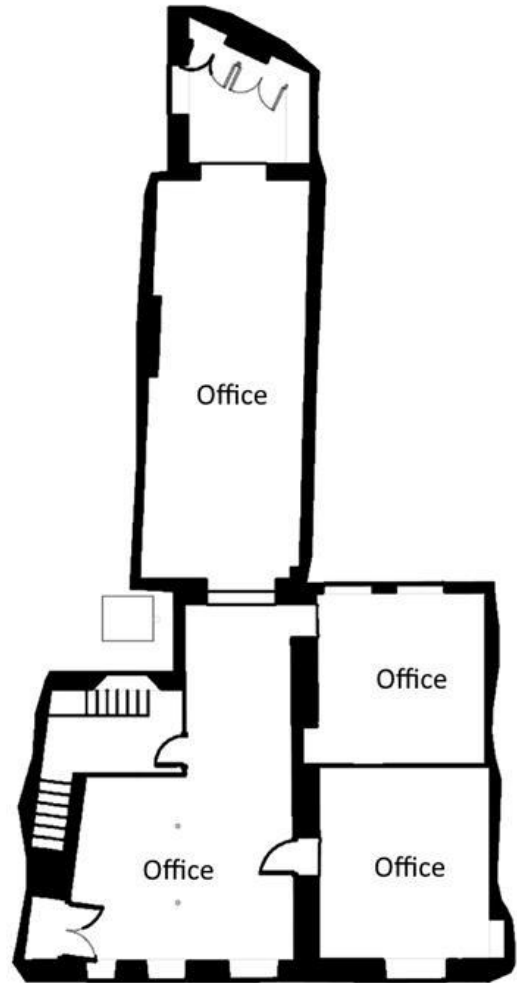
Chesterfield S41 8NG



Ground Floor Entrance to Upper Floors.



SECOND FLOOR



FIRST FLOOR



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