



RETAIL

£30,000 P.A.X

Former Gilmans Clothing

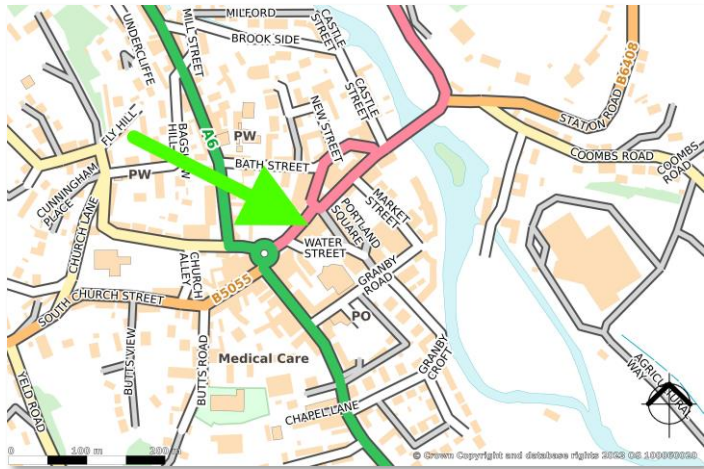
1 The Square

Bakewell – DE45 1BT

- 656 sq ft (60.97 sq m)
- Ground floor retail premises
- Prominent Town centre location
- Adjacent – The Old Original Bakewell Pudding Shop
- Opposite Seasalt
- AVAILABLE SEPTEMBER 2024

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

Ground floor, prominent retail unit on the main thoroughfare through the centre of the town. The premises have been occupied by Gilmans of Bakewell who have been trading since 1989.

ACCOMMODATION

DESCRIPTION	(sq.ft)	(sq.m)
Ground Floor (Excluding WC and Yard)	656	60.97
Total	656	60.97

LEASE TERMS

The property is available by way of a new effective full repairing and insuring lease at an initial rent of £30,000 per annum plus VAT.

BUSINESS RATES

The premises have a rateable value of £18,250.

VAT AND COSTS

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

EPC RATING – B

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 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: 01629 888 268
Email: philip@rensurveyors.co.uk



DISCLAIMER

June 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.



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Floor Plan for General Indication only



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