



RETAIL

£8,500 P.A.X

Unit 2, Holly Lodge,
Rutland Square
Bakewell – DE45 1BZ

- 21.92 sq m (236 sq ft) + basement
- Prominent retail space
- Attractive period frontage
- Clean and light interior
- Self-contained premises
- Suitable for a range of uses

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

The premises provide a prominent open plan ground floor retail unit with useful sink and worktop at the rear of sales area. The WC is situated in the basement.

Nearby occupiers include Pizzuti Kitchen, The Chakra Lounge, The Rutland Arms Hotel and the Joiners Arms.

ACCOMMODATION

DESCRIPTION	(sq.m)	(sq.ft)
Ground Floor Retail Sales	21.92	236
Basement Storage	10.42	112
WC situated in the basement		
TOTAL	32.34	348

LEASE TERMS

The property is available by way of a new 6 year lease at an initial rent of £8,500 per annum exclusive with a review on the 3rd anniversary.

BUSINESS RATES

The premises have a rateable value of £5,800 from April 2023

The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit:

<https://www.gov.uk/calculate-your-business-rates>

VAT AND COSTS

Each party is to be responsible for their own costs. VAT will not 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

Renshaw Chartered Surveyors

Surveyor: **Philip Dorman**

Tel: 01629 888 268

Email philip@rensurveyors.co.uk

DISCLAIMER

30 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.



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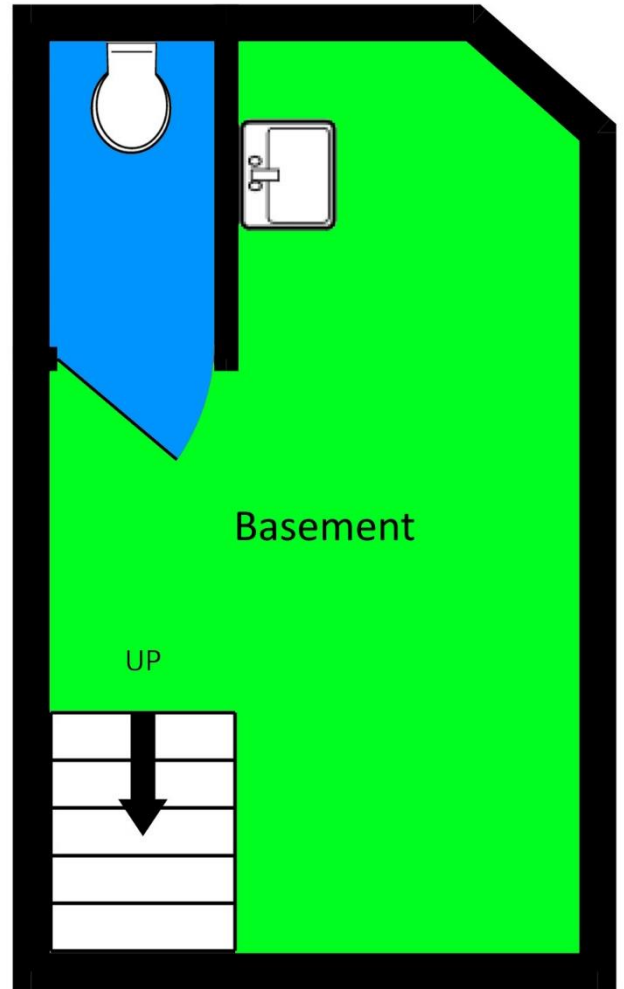
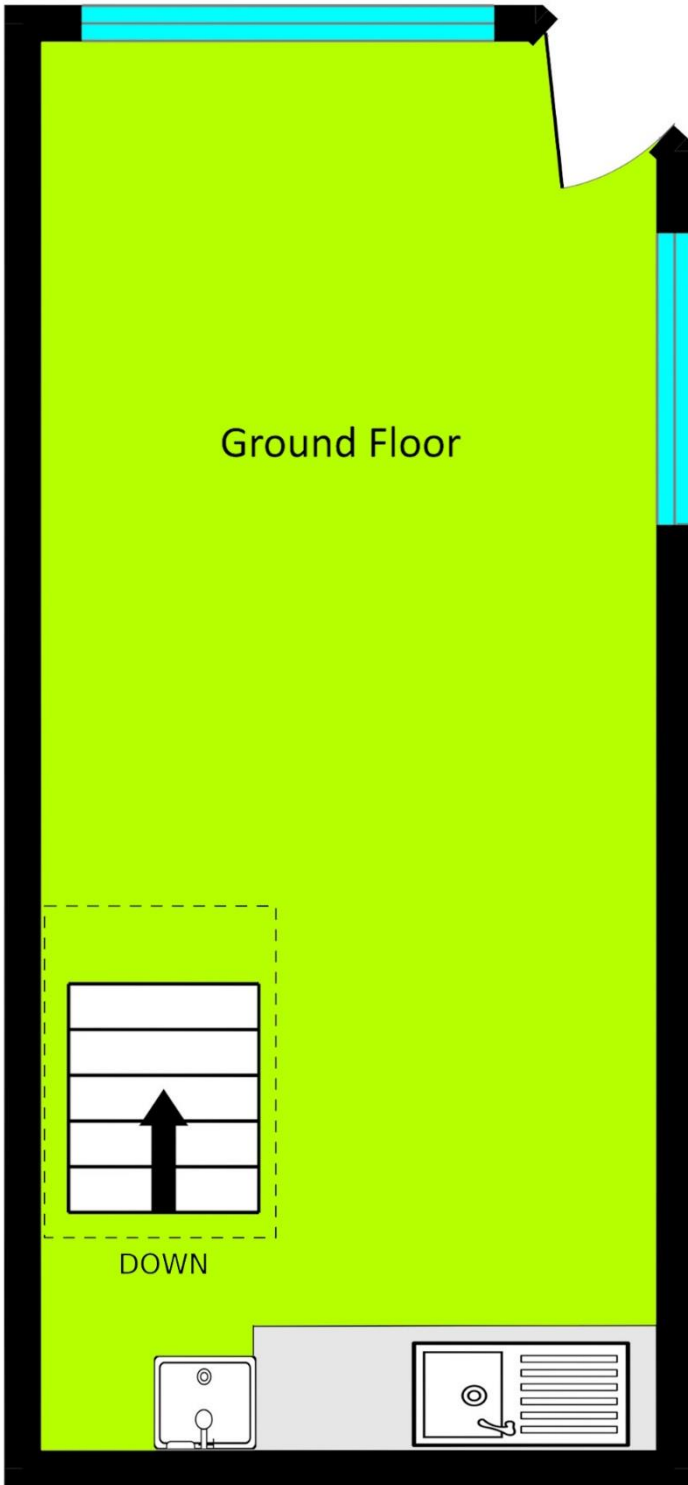
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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