



GRANT'S
OF DERBYSHIRE

Cambridge House North Church Street, Bakewell DE45 1DB
£1,500 Per Calendar Month

We are delighted to offer "To Let" this ground floor retail shop unit which has undergone an extensive programme of refurbishment. Located just off the centre of this popular market town of Bakewell, this unit offers potential for a number of uses. The layout comprises of a front retail area, inner lobby with drinks station and guests' WC and a rear retail shop/office area. There is a small, shared courtyard to the rear. Viewing highly recommended. Available mid December 2024 (or earlier by negotiation). Landlord also open to selling the property.



The Location

Bakewell is a beautiful market town and major tourist attraction, situated on the River Wye in Derbyshire and in the heart of the Peak District. Bakewell attracts many tourists both local and from abroad to the large town centre which is busy all year round with plenty of attractions including gardens, museums, arts and crafts, pubs, coffee shops, and numerous shops selling books, clothes and gifts. Bakewell is home to one of the country's major agricultural and horticultural events of the year. The Bakewell Show attracts some 65,000 people during the 2 day annual event. Chatsworth House and Haddon Hall are located just a short distance away.

Behind The Scenes

This building has undergone an extensive programme of refurbishment including; dry lining, a full rewire and replumbing including a brand new gas central heating system and combination boiler. The whole of the ground floor meets modern electrical standards and has ethernet sockets for high speed connectivity in the front and rear retail areas.

Front Retail Area 17'9" x 15'9" (5.42 x 4.81)

A bright and airy retail/office area with glazed display windows and door to the front aspect. An opening leads through to the

Lobby Area

With a feature exposed stone wall and a built in cupboard with shelving in to the recess, ideal for use as a drinks station. There is plumbing here for a wall mounted wash basin if required. An oak panelled door opens to reveal the

WC 4'8" x 4'2" (1.44 x 1.28)

With a two piece, modern contemporary suite comprising of a wash hand basin with storage cupboard beneath and a concealed cistern, dual flush WC. There is an emergency pull cord and alarm system.

Rear Shop / Retail Area 24'4" x 13'10" (7.42 x 4.24)

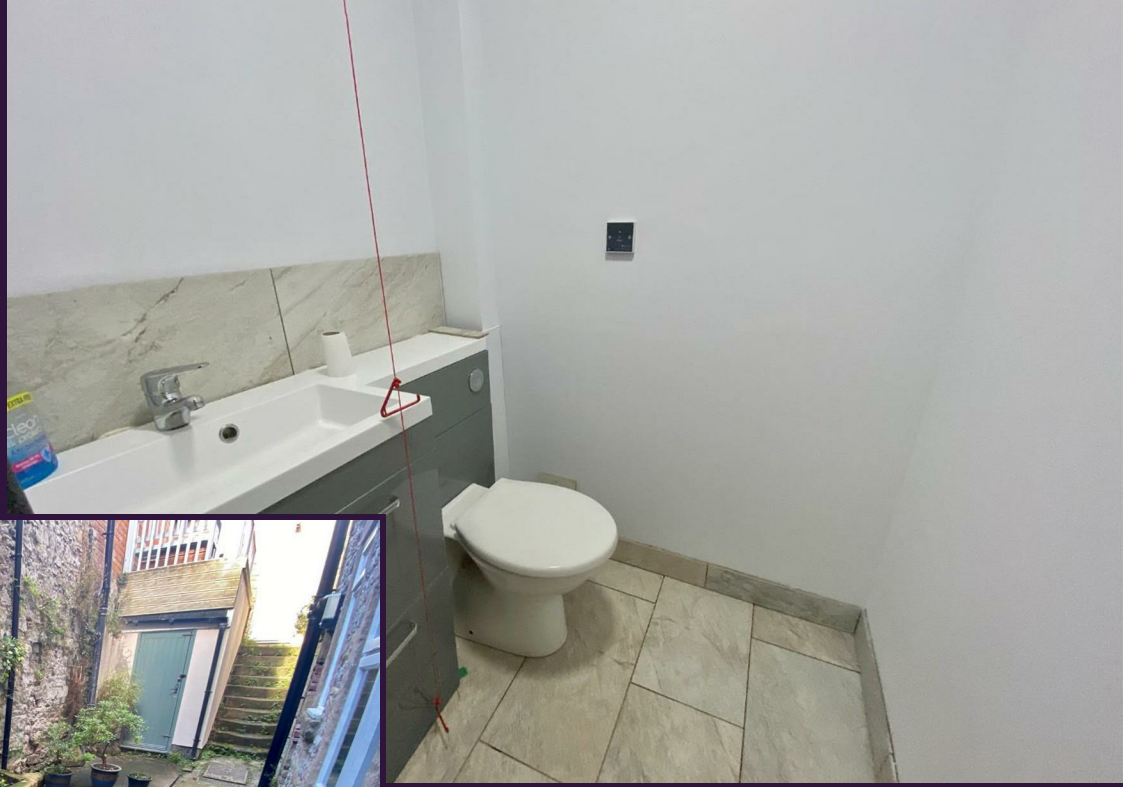
A good sized office/retail space with ample power sockets and Cat 5 connections if required. There are glazed windows and doors to the side aspect providing a good level of natural light. Part glazed double doors lead out to the

Outside & Parking

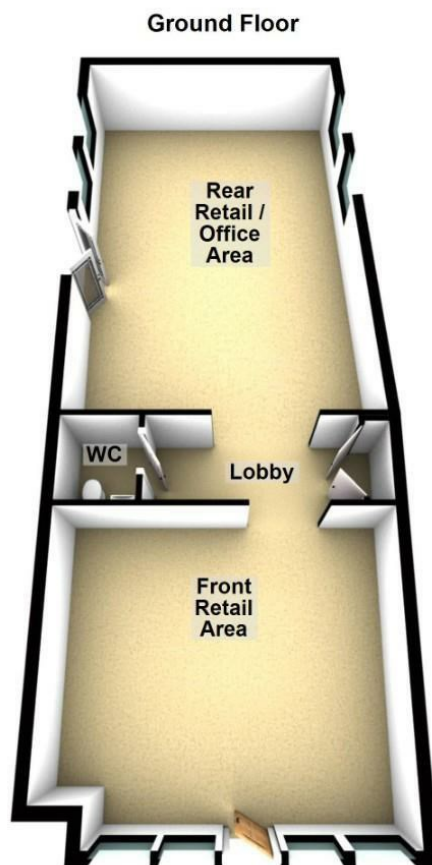
A small shared courtyard is available for occasional use by the ground floor occupants. Access is required through here by the residents of the first and second floor flats. There's also has a parking space to the rear suitable for small car, motorcycles or bicycles.

Business Rates

We are informed that this unit qualifies for nil business rates under the government's current Small Business Rates Relief scheme but we would advise interested parties to check that they qualify.







This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(22 plus) A			
(11-21) B			
(09-10) C			
(05-08) D			
(01-04) E			
(01-05) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	