

FORMER BANK PREMISES TO LET

The Square
Bakewell
DE45 1BT



- Suitable for restaurant, bar & retail uses.
- Reconfiguration works to be undertaken to include external seating terrace.
- Adjacent to a recently opened Seasalt.
- Grade II Listed character building.

Location

Bakewell is a historic market town and popular tourist destination situated in the Derbyshire Dales on the River Wye. The town is approximately 17 miles south west of Sheffield and 26 miles north of Derby.

The subject premises occupies a prominent position on Rutland Square adjacent to the recently opened Seasalt and opposite The Red Lion Public House. Other nearby retailers include Mountain Warehouse, The Edinburgh Woollen Mill, Natwest and Millets.

Description

The property is currently arranged on ground, first and second floors. There are two adjacent garages to the side of the bank, a courtyard facing out onto the main road and outbuildings/gardens to the rear.

Accommodation

The property has the following approximate dimensions and floor areas:-

Gross frontage	14.62 m	48 ft 1 ins
Shop width	13.68 m	44 ft 11 ins
Shop depth	18.81 m	61 ft 9 ins
Ground floor sales	155.05 Sq.m	1,669 Sq.ft
Ground floor anc	29.36 Sq.m	320 Sq.ft
First floor	178.47 Sq.m	1,921 Sq.ft
Second floor	TBC	TBC
TOTAL	363.25 Sq.m	3,910 Sq.ft

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

Rental offers are invited, subject to the extent of space required and works undertaken.

EPC

Details available upon request.

Landlord works

The landlord is looking to significantly improve the configuration of the unit to include the refurbishment of the existing garages and external courtyard facing the main road. There is also scope to create an external decked seating area at the upper level, with incredible views across Bath Gardens and the wider Bakewell landscape.

Rates

The VOA website shows that the Rateable Value from April 2024 will be £28,250. For rates payable please refer to the Local Charging Authority, Derbyshire Dales District Council - 01629 761100.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWINGS - Strictly by appointment

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Damian Sumner

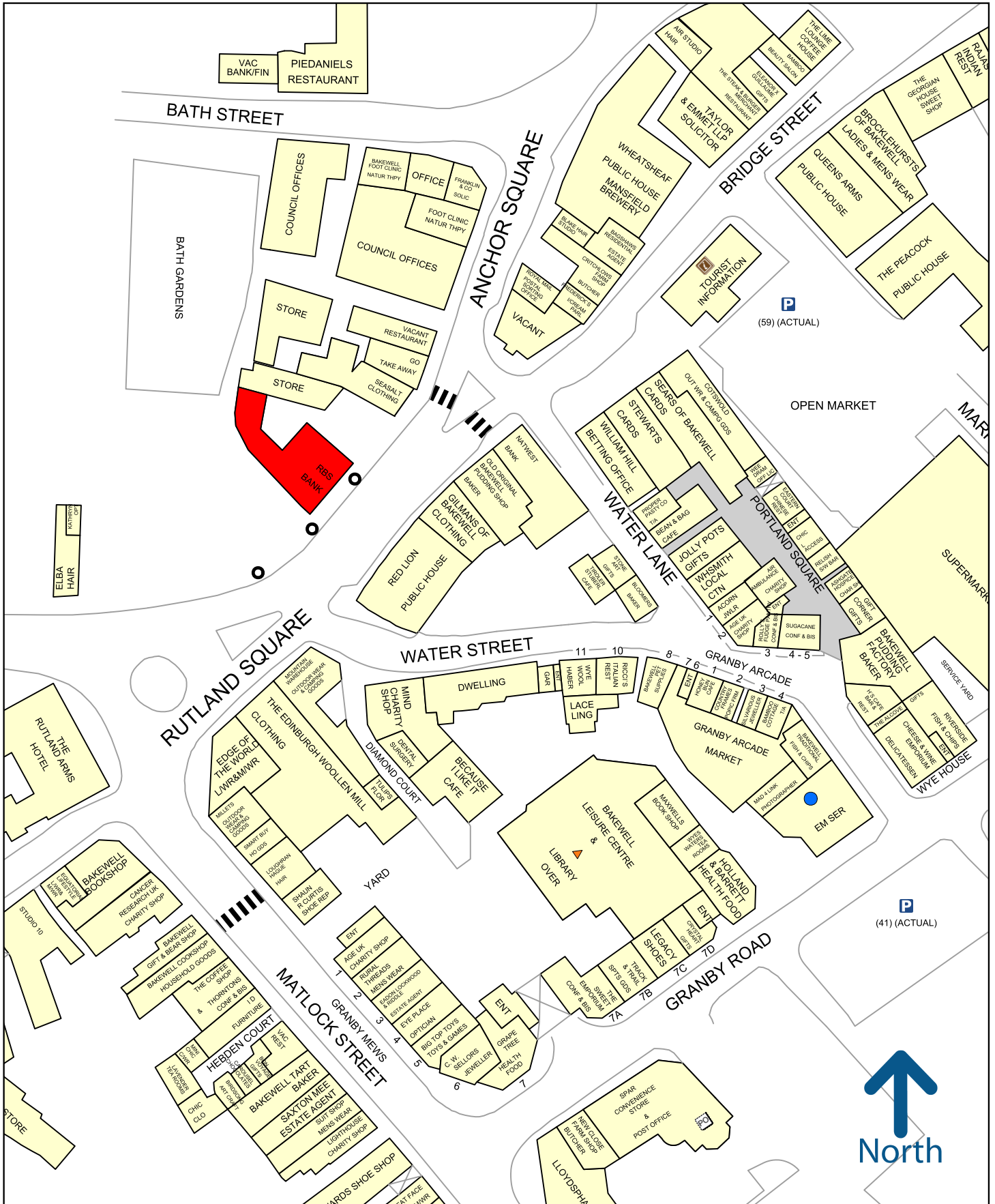
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• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

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