

For Sale

OFFERS OVER £450,000



8 Matlock Street (Gifts & Bears), Bakewell, Derbyshire DE45 1EE

A prime freehold investment opportunity, comprising a mixed retail and residential property, all enjoying a prominent town centre location.

This attractive stone built mixed use property is well situated to a prominent high street location, long established as a favoured trading position. Ground floor premises provide deceptively spacious retail and storage space extending to over 1,000 sq ft. The retail premises are occupied under a commercial lease due for renewal in 2022. At first floor level, independently accessed from the rear of the building is a two storey, one bedroom apartment, presently vacant with opportunity for cosmetic improvement, yet well suited as a letting investment to capitalise on the popularity of the town and scarcity of available residential property.

Bakewell is a thriving market town, often referred to as the Capital of the Peak District. The town centre bustles with year round tourist trade, which complements the activity of loyal local footfall, appreciative of a wide range of main stream and independent retail traders.

- Freehold investment
- Prime town centre location
- Attractive stone building
- Ground floor retail
- First and second floor one bedroom apartment
- Subject to commercial tenancy

Accommodation Summary

Ground Floor Retail:

Presently trading as Gifts & Bears, with a prominent glazed single frontage with counter area, display partitions and open storage / secondary retail areas.

Office / staff room

Kitchen

WC

Store

Apartment:

Occupying the first and second floors of the original building and accessed from the rear gennel to a gated yard. External steps lead to a roof top entrance / sitting area and leads into the apartment.

First Floor

Utility porch

Dining kitchen 5.41m x 3.64m

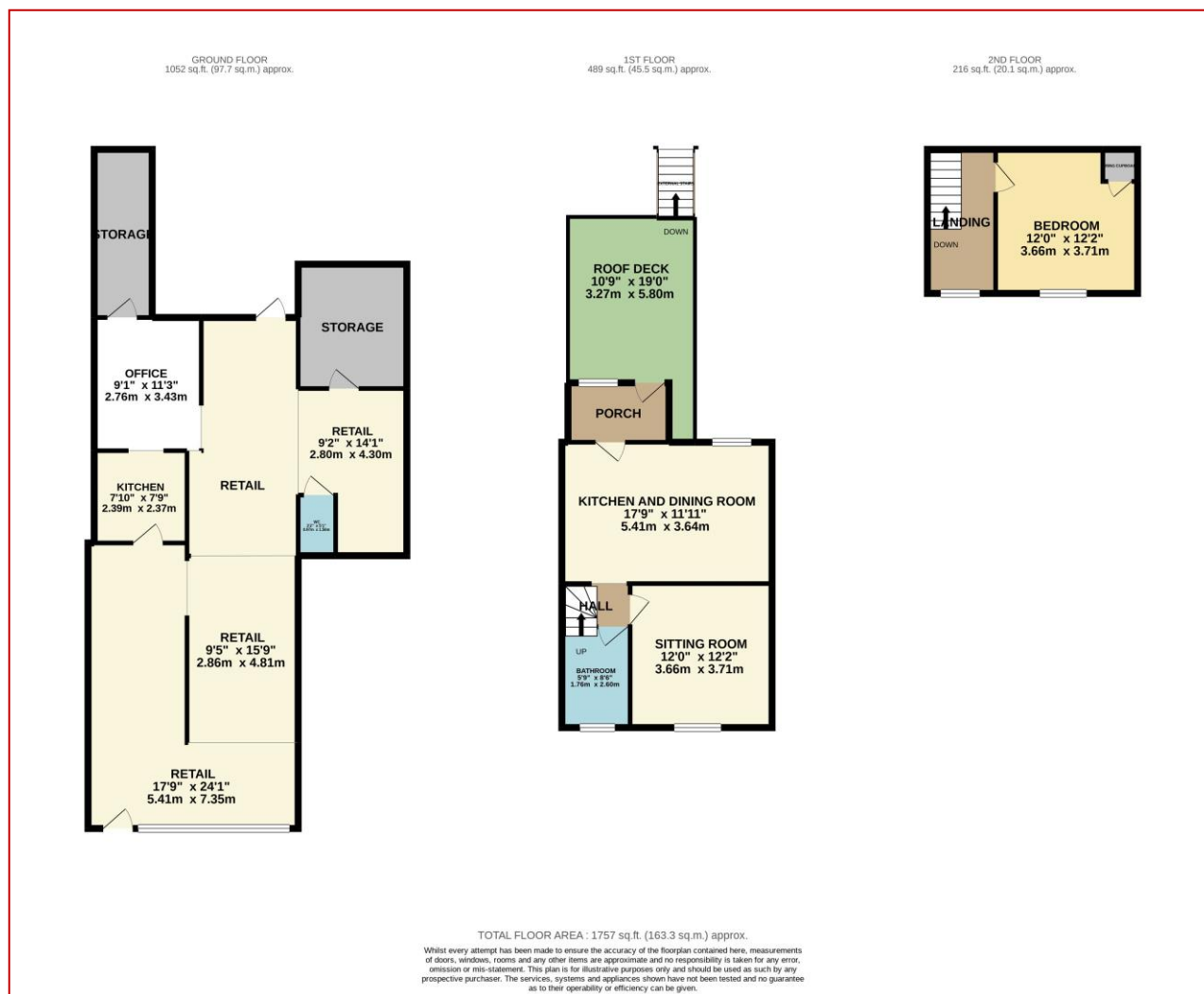
Sitting room 3.66m x 3.71m

Bathroom 1.76m x 2.60m

Second Floor

Double bedroom 3.66m x 3.71m

Floor Plan



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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

Services

The flat is served by all mains services and includes the benefit of gas fired central heating.

Business Rates / Council Tax

The Valuation Office lists the ground floor retail area as Shop and Premises with a Rateable Value of £22,250, as at 22nd January 2019.

The flat is assessed for Council Tax as Band A – to be confirmed.

Tenure & Lease Terms

Freehold – the flat is offered with vacant possession.

The ground floor retail premises are let under a business tenancy due for renewal in 2022. Current rent passing is £28,000 per annum. Further details available on request.

Energy Performance Certificate

An EPC will be available upon request.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser / tenant.

Viewing and Further Information

All enquiries to:

01629 580228

matlock@fidler-taylor.co.uk

www.fidler-taylor.co.uk

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