Property Consultants

Crosthwaite COMMERCIAL
T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

34 Matlock Street, Bakewell DE45 1EE



- Suburban Ground Floor Lock Up Shop
- Popular Parade in the Heart of Bakewell
- Quoting £10,000 Per Annum
- Totalling 282 sq ft (26.2 sq m)
- Comprehensively Refurbished
- To Let on New Lease

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LOCATION
The property is prominently situated on Matlock Street, one of Bakewell's principal commercial thoroughfares, a short distance south of Rutland Square and the town's main retail centre. The surrounding area comprises a mix of independent shops, cafés, restaurants, and visitor-focused businesses, benefiting from strong pedestrian and vehicular activity throughout the year.

Matlock Street forms part of the A6, providing direct road connections south towards Matlock and Derby and west towards Buxton. The A619 provides access east towards Chesterfield, Sheffield and the M1 motorway network. Public car parks and regular bus services are available within the town centre.

DESCRIPTION
The property comprises a self-contained ground-floor commercial unit forming part of an attractive traditional stone-built building. The premises benefit from direct access from Matlock Street and a prominent glazed display frontage, providing good natural light and visibility.

Internally, the accommodation is arranged to provide a principal front sales or reception area, together with a further office/treatment room. A small kitchenette and WC facilities are positioned towards the rear of the unit.

The premises would be suitable for a range of retail, office, studio, consulting or service-based uses, subject to any necessary consents.

ACCOMMODATION (Approx net internal areas)

Total Area	**278 sq ft**	**25.8 sq m**



ENERGY PERFORMANCE CERTIFICATE
The property has a rating of 98 (Band D). A full EPC will be provided on request.

RENT
Rental offers in the region of **£10,000 per annum** are invited. VAT will be payable at the prevailing rate.

LEASE
The premises are offered on a new lease on terms to be agreed.

RATES
The property is described in the Rating List as "Shop and premises" with a rateable value of £15,250.

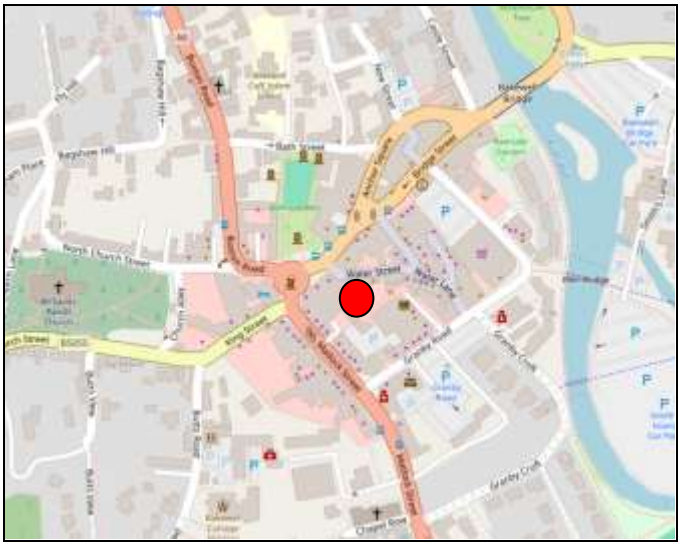
It should be noted that the above rateable value relates to the whole of 34 Matlock Street (ground and first floors combined) as a single hereditament, and therefore the assessment will need to be split. Further details available on request.

MONEY LAUNDERING
In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

VIEWING ARRANGEMENTS
Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Charlie Appleyard – Crosthwaite Commercial
charlie@crosthwaitecommercial.com
07852 195 089

Tom Shelton - Crosthwaite Commercial
tom@crosthwaitecommercial.com
07738 335 482



SUBJECT TO CONTRACT & AVAILABILITY **July 2026**

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract.