

Property Consultants



Crosthwaite
COMMERCIAL

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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)
- **Undergoing Comprehensive Refurbishment**
- 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

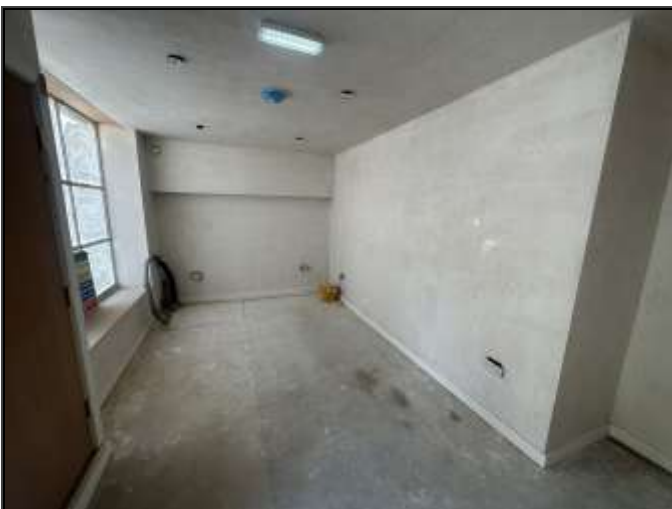
The property comprises a self-contained ground-floor commercial unit forming part of an attractive traditional stone-built building. The premises benefit from direct access from Matlock Street and a prominent glazed display frontage, providing good natural light and visibility.

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
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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

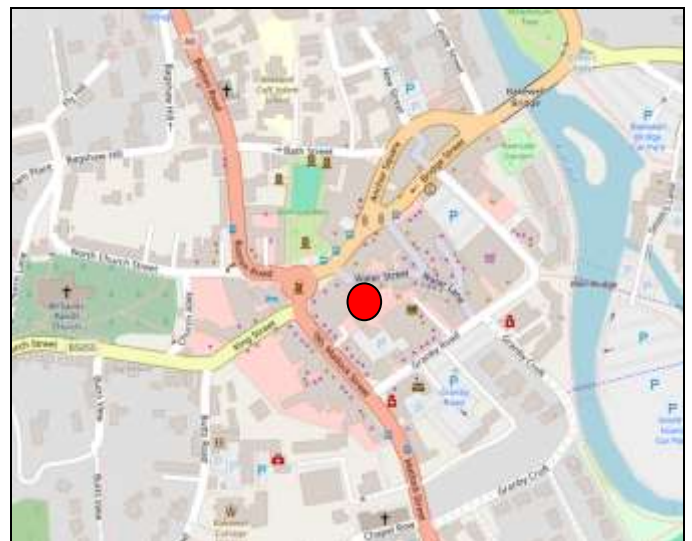
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SUBJECT TO CONTRACT & AVAILABILITY

July 2026