

Property Consultants



T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

The Smithy, Monyash Road, Bakewell DE45 1FG



- **Attractive Self-Contained Premises To Let**
- **Suitable for a Variety of Uses Within Class E**
- **100% Business Rates Relief Available**
- **Excellent Location Just Outside of the Town Centre**
- **Parking for 2/3 Cars**
- **Totalling 442 sq ft sq ft (41.02 sq m) + WC**

www.crosthwaitecommercial.com



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LOCATION

Bakewell is a historic market town and the primary economic centre of the Peak District National Park receiving substantial volumes of tourist visitors annually and well placed for major local attractions.

The property is located on the south side of Monyash Road a short distance from its junction with Yeld Road.

DESCRIPTION

Attractive bright single storey office/studio premises comprising a main open plan office with adjoining kitchen and WC facilities.

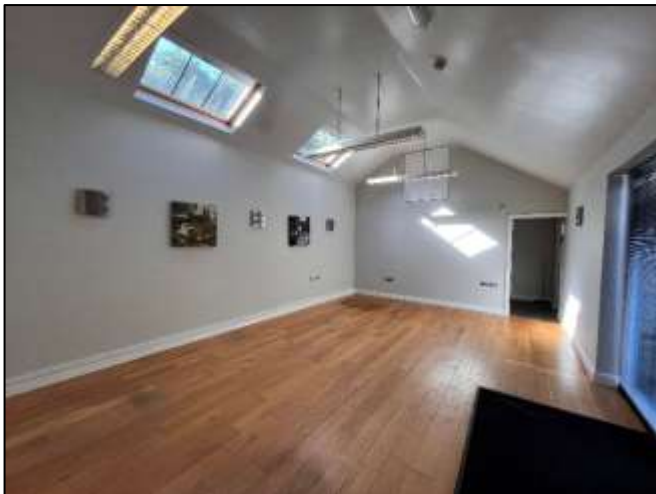
The property has electric underfloor heating.

Direct access to Monyash Road with forecourt parking for 2-3 vehicles.

The property also has a raised rear garden with room for a table and chairs.

ACCOMMODATION (Approx internal areas)

Office/Studio	348 sq ft	32.32 sq m
Kitchen	94 sq ft	8.70 sq m
Total	422 sq ft	41.02 sq m



ENERGY PERFORMANCE CERTIFICATE

A full Energy Performance Certificate will be provided on request.

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

RENT

£10,500 per annum exclusive. The rent will NOT be subject to VAT.

LEASE

The premises are available on a new lease for a term to be agreed.

RATING ASSESSMENT

According to the 2026 Rating List on the Internet, the premises are assessed as follows: -

Offices & Premises R.V. £3,000

Subject to status, 100% small business rates relief available.

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 agents detailed below:

Mark Holmes - Crosthwaite Commercial

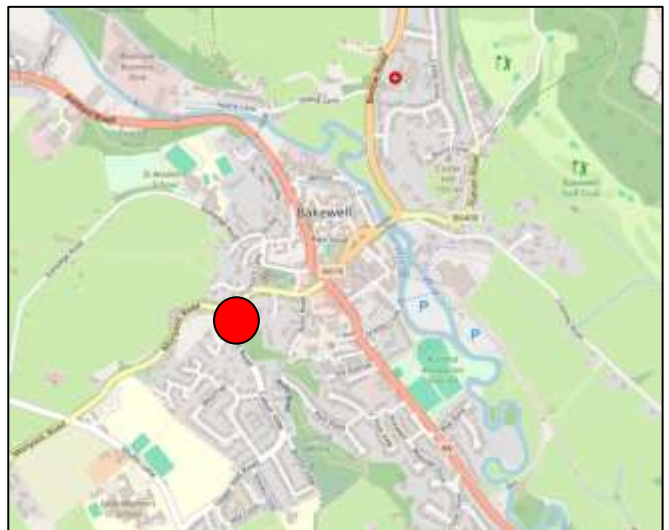
mark@crosthwaitecommercial.com

07738 275 226

Philip Dorman – Renshaw Chartered Surveyors

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01246 886 416



SUBJECT TO CONTRACT & AVAILABILITY

July 2026



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