

Property Consultants



T 0114 272 3888

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

To Let

Unit 2 Kings Court, King Street, Bakewell DE45 1DZ



- **Attractive Retail Premises Fronting King Street**
- **Courtyard Setting to Rear with Prominent Frontage**
- **Comprehensive Fit Out Requiring Minimal Alterations**
- **Surrounding Occupiers Include Fairfax & Favor, Mallon & Green, Inov8, Berty's and Rohan**
- **Totalling 938 sq ft (87.14 sq m)**

www.crosthwaitecommercial.com



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

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 King Street.

DESCRIPTION

The premises benefit from a prominent main road frontage with an additional access to an attractive courtyard at the rear.

The property is grade II listed and benefits from many attractive features, including exposed beams, oak panelling, stone fireplace and stone floor.

ACCOMMODATION (Approx internal areas)

Ground Floor	508 sq ft	32.32 sq m
First Floor	430 sq ft	39.95 sq m
Total	938 sq ft	87.14 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/LEASE

The property is available by way of a new lease for a minimum term of 6 years with a tenant break option and rent review on the 3rd anniversary at an initial rent of **£18,500 per annum exclusive plus VAT.**

Buildings insurance is covered by the landlord. The tenant will be responsible for internal repairs and decoration plus the windows, doors and frames internal and external.

There is no additional service charge and the landlord deals with any other external repairs.

RATING ASSESSMENT

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

Shop & Premises R.V. £12,250

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

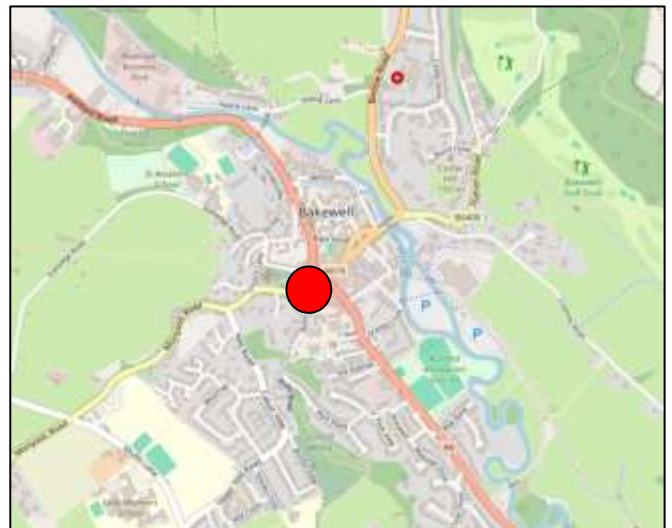
mark@crosthwaitecommercial.com

07738 275 226

Philip Dorman – Renshaw Chartered Surveyors

philip@rensurveyors.co.uk

01246 886 416



SUBJECT TO CONTRACT & AVAILABILITY

September 2026



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

