

Property Consultants



T 0114 272 3888

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

To Let

3 King Street, Bakewell DE45 1DZ



- Attractive Double Fronted Retail Premises
- Rare Opportunity to Rent a Large Retail Unit
- Includes 1 Car Parking Space to Rear
- Surrounding Occupiers Include Fairfax & Favor, Mallon & Green, Inov8, Berty's and Rohan
- Totalling 1,327 sq ft (123.24 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 double frontage and a sought after parking space to the rear.

Internally the premises provide a uniform layout, currently fitted out as a kitchen showroom, these will be removed prior to occupation.

Consideration may be given to splitting or allowing a tenant to sublet part. Please enquire for details.

ACCOMMODATION (Approx internal areas)

Ground Floor	1,183 sq ft	109.87 sq m
Cellar	144 sq ft	13.31 sq m
Total	1,327 sq ft	123.24sq 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 at an initial rent of **£29,500 per annum exclusive plus VAT**.

The tenant will be responsible for internal repairs and decoration plus the shopfront, windows, doors and frames (internal and external) along with their own contents and glazing insurance.

There is no additional service charge and the landlord arranges and pays for any other external repairs and buildings insurance.

RATING ASSESSMENT

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

Shop & Premises

R.V. £20,250

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

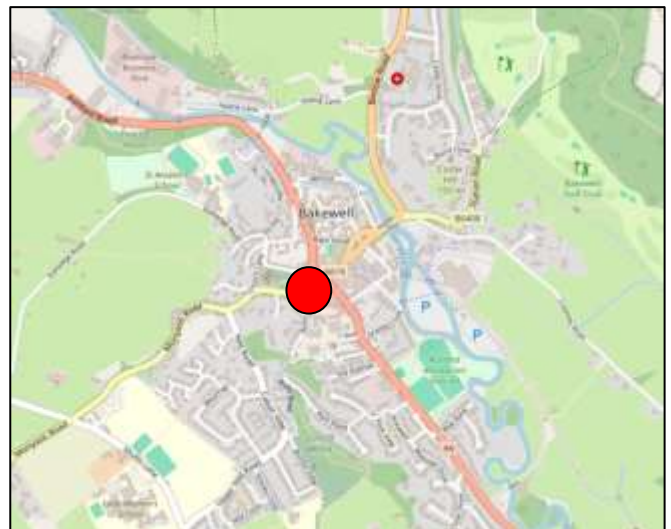
mark@crosthwaitecommercial.com

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

