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Commercial





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Unit 4 Diamond Court Water Street Bakewell
DE45 1EW, Bakewell

£12,440 /pa

Key features

- Smart communal entrance
- VAT payable on the rent
- Flexible lease terms offered
- Prime town centre location
- Suit a variety of occupiers
- Modern offices TO LET
- Situated at first floor level
- Good natural light
- Single allocated parking space

Description

Location

Bakewell is known by many as the Capital of the Peak District with a thriving town, community and a tourism hot spot. Attractions include Haddon Hall and Chatsworth House, plus the wider delights of the Derbyshire Dales and Peak District countryside are on the doorstep. Good road communications ensure connectivity to the cities of Manchester, Sheffield, Derby and Nottingham.

Description

Ideally suited to a small business or professionals' studio, the unit provides principally open plan space, circa 840 sq ft, and stands at first floor level, one of just four within this modern serviced block.



Meeting/server room 2.90m x 4.10m
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Deep walk-in storage cupboard

There is a single allocated parking space.

Business Rates

The Valuation Office lists the property as Office and Premises with a Rateable Value of £10,250, as from 1st April 2026.

Energy Performance Certificate (EPC)

An EPC can be made available upon request.

Lease Terms & Asking Rent

To rent on flexible lease terms, to be agreed. Internal repairing and insuring, minimum term 3 years
£12,440 per annum, (plus VAT at the normal rate £14,928)

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser / tenant.

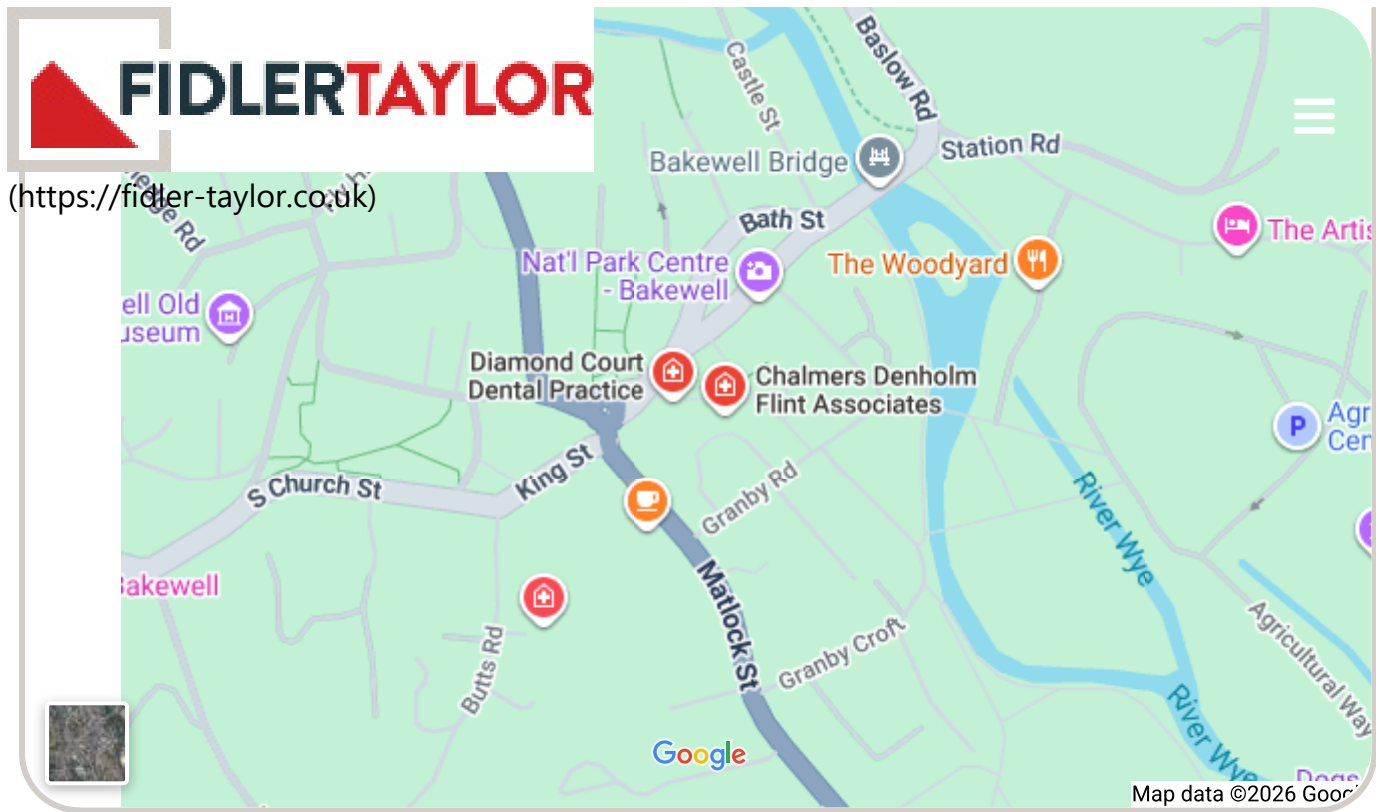
Directions

Enter Bakewell from the direction of Matlock along the A6 Matlock Street. Turn right on to Granby Street and for viewing we suggest parking in the public car park on the right. The car parking space allocated for the building is accessed beneath the arched gateway on the left, the parking courtyard being at the rear of the Diamond Court building. From Granby Street take the first path on the left and the entrance to the block can be found on the left.

Viewing

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref FTM11064



Book a viewing

Book a viewing today by either calling us or using the email link below.



Email us



01629 580 228 / 01335 346246

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Location The property enjoys a very prominent town centre location adjacent to the busy Market Place area Accommodation Double fronted Ground Floor Sales approx 7.2m x 5.67m (23' x 18'7").....

£25,000 /pa



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Established in 1991 Fidler Taylor have built a reputation as one of only a handful of general practice chartered surveyor firms able to draw upon a wealth of expertise across all sections of the property market in Derbyshire, The Peak District, Staffordshire Moorlands and South Yorkshire.

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