

For Sale



Bakewell

1 Water Lane, DE45 1EU

Total Area: 3,953 sq ft (367 sq m)

Sale Price: £500,000

Grade II Listed Building

Location & Description:

- **Bakewell is a historic market town and the primary economic centre of the Peak District National Park, receiving over 13 million tourist visitors annually and is well placed for major local attractions such as Chatsworth House and Haddon Hall.**
- **A former NatWest bank situated on Water Lane, the property is three storey and formerly used as a banking office (Class E) on the ground floor with offices above.**
- **The building may have potential for residential conversion on the upper floors, subject to planning consent being granted.**

Demise:

Ground Floor 1,674 sq ft (155.5 sq m)

First Floor 1,079 sq ft (100.2 sq m)

Second Floor 1,200 sq ft (111.5 sq m)

Price:

£500,000

Lease:

Freehold.

VAT:

We have been advised the property is not subject to VAT. Buyer is to make their own enquiries.

EPC:

Energy Performance Rating Assessment – E

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £34,000

Date Prepared:

February 2025

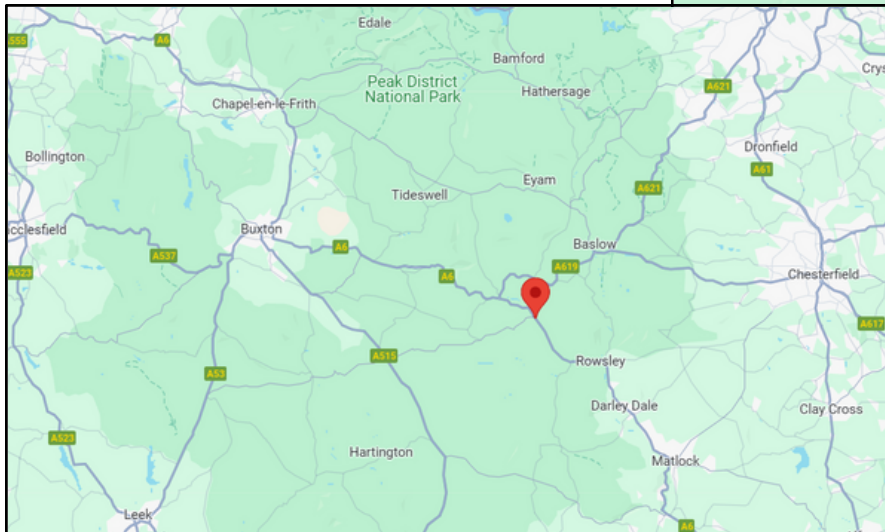
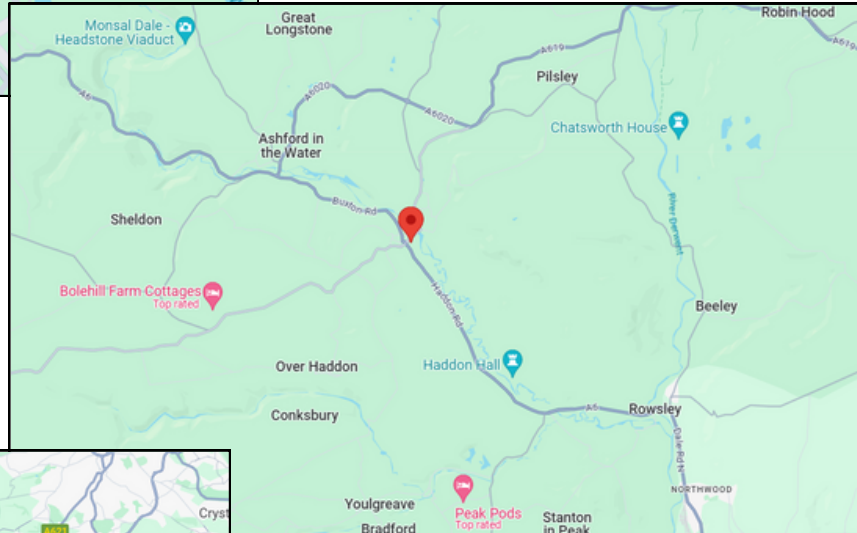
For further information and to register and stay up to-date with this property please click the image below.

**Contact Us:**

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