

FOR SALE

RETAIL AND RESIDENTIAL GROUND RENT INVESTMENT OPPORTUNITY

6b Royal Oak Place, Bakewell, DE45 1ES



Site boundary for indicative purposes only

Investment Considerations

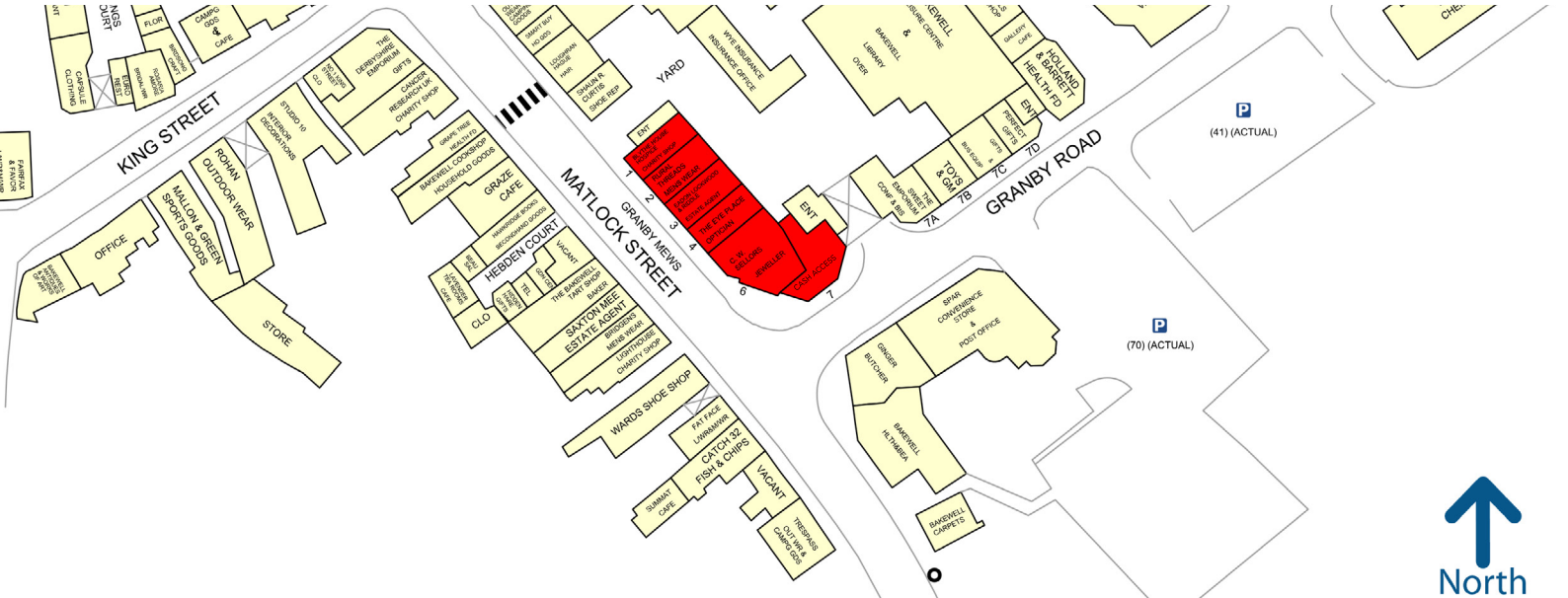
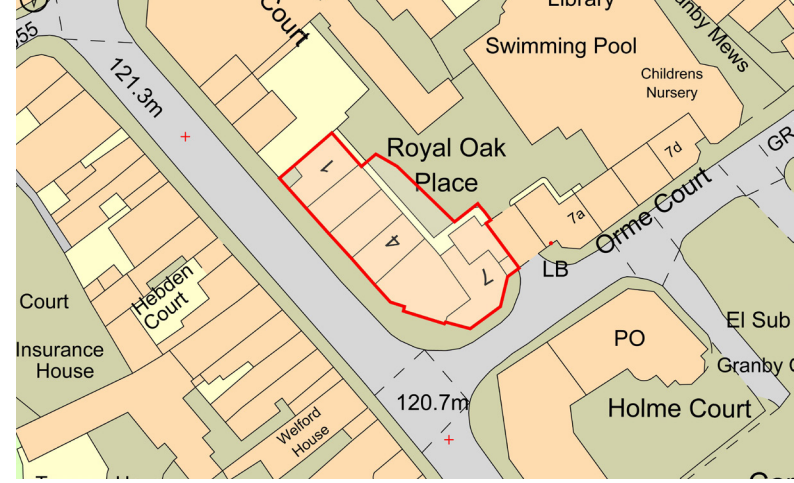
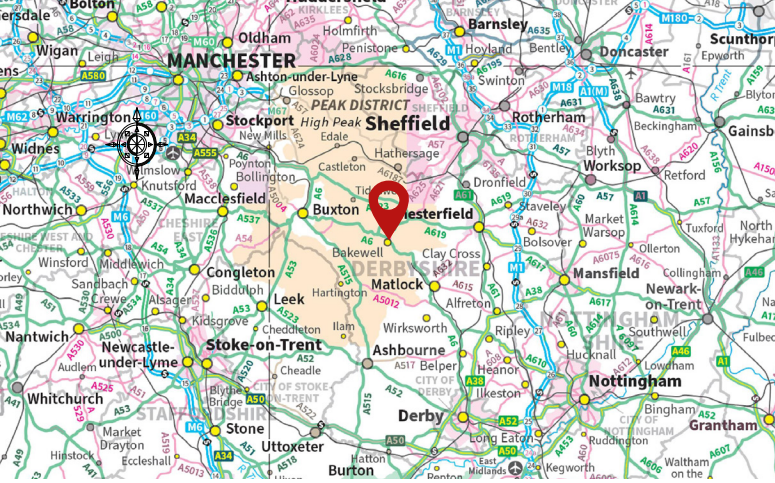
- Prominent corner position
- Securely let to Cash Access UK Limited (D&B Rating 4A1) for a term of 10 years with effect from 22 May 2025 at a rental of £16,250 per annum, until 21 February 2026, rising to £32,500 per annum until 21 May 2030, otherwise subject to a rent review, to the greater of Open Market Rent or £35,000 per annum and tenant option to break in the 5th year of the term
- Ground rent income from seven retail units and thirteen residential apartments of £1,500 per annum (reviewable)
- Freehold
- Offers are invited in excess of **£495,000 (Four Hundred & Ninety Five Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of **6.58%**, after allowing for standard purchasers costs

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

[savills.co.uk](https://www.savills.co.uk)

savills



LOCATION

Bakewell is a popular Derbyshire town set within the Peak District national park, with a population of approximately 3,700 at the last census. The nearest city is Sheffield, which is located approximately 15 miles north east, with the town of Matlock located approximately 9 miles to the south. Bakewell is a busy tourist destination and has a strong retail and F&B sector, with representation from various nationals alongside a host of regional and local independent operators.

SITUATION

The property occupies a prominent position at the junctions of Matlock Street (A6), Granby Road and Royal Oak Place, forming part of a prime retail thoroughfare, just to the south of Rutland Square.

Nearby occupiers include Fat Face, Derbyshire Wildlife Trust, Cancer Research UK, Millets, Holland & Barrett, Spar and a number of independent boutique retailers, to name but a few.

Granby Road Pay 'n' Display Car Park is within a short walking distance, forming part of the award winning weekly Bakewell Monday market held in the Town Centre, the largest market in the Derbyshire Dales.

DESCRIPTION

The property forms part of an attractive modern mixed use retail and residential building developed by Cressbrook Investments Limited in circa 1992. Constructed predominantly over three storeys, the property is of an attractive traditional vernacular design with local ashlar dressed stone elevations and incorporating traditional multi-paned timber framed sash windows under a hipped slate tiled roof.

The ground floor incorporates traditional timber framed retail frontages, the subject property being end of terraced and benefiting from return frontages to Matlock Street, Granby Road and Royal Oak Place.

Internally, the property has been fitted out by the tenant as a banking hub, to a high specification.

ACCOMMODATION

The property has the following approximate net internal area

FLOOR AREA	SQ FT	SQ M
Ground Floor	803	74.6

The above floor areas are provided for guidance purposes only.

TENURE

Freehold (Title Number DY351958)

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

savills.co.uk

savills



TENANCIES

UNIT	TENANT	PASSING RENT (PA)	EARLIEST TERMINATION DATE	COMMENTS
Unit 1	W. Yeomans (Chesterfield) Ltd	£100	29 Nov 2119	125 year lease. 25 year rent reviews. Rent rises to £200pa, £400pa, £800pa
Unit 2	Clive & Rosemary Sheridan	£100	19 Mar 2117	125 year lease. 25 year rent reviews. Rent rises to £200pa, £400pa, £800pa
Unit 3	Halifax Estate Agencies Ltd	£100	30 Apr 2117	125 year lease. 25 year rent reviews. Rent rises to £200pa, £400pa, £800pa
Unit 4	John Pepper (Optician) Ltd	£100	16 Jun 2117	125 year lease. 25 year rent reviews. Rent rises to £200pa, £400pa, £800pa
Unit 5	TJ & G Sears	£100	21 Jul 2136	125 year lease. 25 year rent reviews. Rent rises to £200pa, £400pa, £800pa, £1,600pa Sub-let to C W Sellors
Unit 5A & 6A	AJ Sears & MA Sears	£75	30 Dec 2118	125 year lease. 25 year rent reviews. 125 year lease. 25 year rent reviews. Rent rises to £100pa, £125pa, £150pa Sub-let to C W Sellors
Unit 6B	Cash Access UK Ltd	£16,250 (The vendor will top up to £32,500 pa)	22 May 2030	10 year lease wef 22 May 2025 £16,250 pa until 21 February 2026 £32,500 pa until 21 May 2030 Subject to rent review, to the greater of Open Market Rent or £35,000 per annum and tenant break option in 5th year of the term
Residential	Multi-let by way of 13 Tenancies	£925	14 May 2117	125 year leases

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

savills.co.uk

savills



COVENANT

Cash Access UK Limited is a not-for-profit company funded by major High Street Banks, providing National banking hubs and deposit services.

Cash Access UK Limited – D&B Rating 4A1

	DECEMBER 2024	DECEMBER 2023
Sales Revenue	£46,093,371	£18,607,986
Profit (Loss) Before Taxes	£13,931,270	£7,371,732
Net Worth	£21,538,271	£7,847,258

EPC

B38

VAT

VAT is applicable.

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

PROPOSAL

Offers are invited in excess of **£495,000 (Four Hundred & Ninety Five Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of **6.58%**, after allowing for standard purchasers costs. The residue of the discounted first years rent will be topped up to £32,500 per annum by the Vendor.

CONTACTS

For further information, or to arrange a viewing, please contact:

Victor Ktori BSc (Hons) MRICS

vktori@savills.com
+44 (0) 7870 999 467

Chris Thorn

cthorn@savills.com
+44 (0) 115 934 8050

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432
Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills
Marketing: 020 7499 8644 | 21.11.2025 | VK

