

**Lot 33, 1 Water Lane, Bakewell,
Derbyshire DE45 1EU**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Freehold Former Bank Opportunity with Immediate Asset Management Opportunities

www.acuitus.co.uk

Property Information

Freehold Former Bank Opportunity with Immediate Asset Management Opportunities

- Vacant former bank building
- Striking Grade II listed corner building within Water Lane's pedestrianised zone
- Prominent position in Bakewell town centre
- Approx. 371.20 sq. m. (3,996 sq. ft.) arranged over ground, first and second floors
- Upper floors offer potential for conversion, benefiting from a separate entrance (subject to planning and Listed Building consent)
- Nearby occupiers include Holland & Barrett, Co-Op, Costa Coffee, Boots and Mind Charity Shop
- Not elected for VAT

Lot

33

Auction

12th February 2026

Vacant Possession

Status

Available

Sector

High Street Retail, Bank,
Development

Auction Venue

Live Streamed Auction

On Behalf of NatWest Bank

Location

Miles	Approx. 13 miles west of Chesterfield, 25 miles north of Derby
Roads	A6, A6020
Rail	Chesterfield Railway Station
Air	Manchester Airport, East Midlands Airport

Situation

Bakewell is a popular and historic market town located in the Peak District National Park, approximately 13 miles west of Chesterfield and 25 miles north of Derby. The town is a well-established tourist destination, attracting significant footfall throughout the year.

The property occupies a prominent position at the start of Water Lane's pedestrianised zone, in the heart of Bakewell town centre. Nearby occupiers include Holland & Barrett, Co-op, Costa Coffee, Boots and Mind Charity Shop.

Tenure

Freehold.

Description

The property is a Grade II Listed former bank building arranged over ground, first and second floors. It benefits from a single storey garage with roller shutter door, fronting Water Lane.

VAT

Not elected for VAT.

Note

This sale is conditional and is subject to confirmation by the Seller. Please see further details within the Special Conditions of Sale.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Former Bank	155.50	(1,674)	VACANT
First	Ancillary	100.20	(1,079)	
Second	Ancillary	115.50	(1,243)	
Total		371.20	(3,996)	

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

DLA Piper UK LLP
City Square House, 11 Wellington Street
Leeds
LS1 4DL

Courteney Jowett
0113 360 1149
courteney.leigh.jowett@dlapiper.com

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