

**90 SMEDLEY STREET
MATLOCK
DERBYSHIRE DE4 3JJ
and
88 HOPEWELL ROAD
MATLOCK
DERBYSHIRE DE4 3JN**



O A £260,000

A RARE OPPORTUNITY TO CREATE A SUBSTANTIAL CHARACTER TOWN HOUSE OR ALTERNATIVELY UTILISE AS A PRIME INVESTMENT WHICH BRIEFLY COMPRISES TWO SELF CONTAINED APARTMENTS, GARDEN AND PARKING OPTIONS TOGETHER WITH A GROUND FLOOR RETAIL UNIT.

The traditional stone building comprises at ground floor level, fronting Smedley Street, a lock-up retail premises, whilst the first and second floors are each spacious self contained apartments accessed from the rear off Hopewell Road and complemented by an area of garden and single hard standing space. There is real opportunity to create one substantial home of great character and style.

Apartment 2 occupying the top floor has recently undergone a full programme of refurbishment offering two / three bedroom accommodation, whilst Apartment 1 at upper ground floor level is similarly sized providing spacious two bedroom accommodation and incorporates interesting features to include period fireplaces and a York Range to the kitchen. Each apartment is presently offered with vacant possession and offers opportunity for those seeking shorthold letting investments, or indeed owner occupation for one or other of the properties.

Smedley Street is an established location offering a sound trading position around half a mile from the town centre and particularly handy for County Hall.



RICS MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk



90 Smedley Street, Matlock

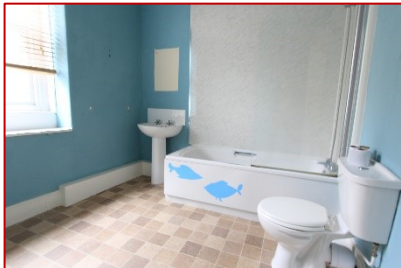
Description

A lock-up retail unit with prominent road frontage from a secondary trading location on the periphery of the town centre which is well established and benefits from good passing footfall and traffic. The premises are presently let and occupied under an informal lease.

Accommodation

Retail space
Cloakroom
Dressing Room
WC

Flat 1, 88 Hopewell Road, Matlock (upper ground floor)



Description

Accessed from the gardens off Hopewell Road at upper ground floor level.

Accommodation

The front door leads from the communal entrance to a central hallway.

Breakfast kitchen – 4.28m x 3.99m (14' 1" x 13' 1") fitted with a range of modern cupboards and drawers, work surfaces, stainless steel sink unit and with a gas cooker point. Features of the room include a black York range and period gas light point. Front facing uPVC double glazed window, wall mounted gas fired condensing boiler.

Sitting room – 3.98m x 5.15m average (13' 1" x 16' 11") generously proportioned with garden facing window.

Bedroom 1 – 3.75m x 3.55m (12' 4" x 11' 8") including a feature painted fireplace and front facing window.

Bathroom – 3.15m x 2.63m (10' 4" x 8' 8") generously proportioned and fitted with a modern white suite to include low flush WC, pedestal wash hand basin and panelled bath with mixer shower and dry board splash backs.

Bedroom 2 – 3.75m x 3.80m (12' 4" x 12' 6") again, with a similar feature fireplace and front facing window.

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

Flat 2, 88 Hopewell Road, Matlock (top floor)



Description

A spacious two / three bedroom flat recently refurbished throughout, including newly fitted kitchen, bathroom and gas fired central heating. There is the benefit of uPVC double glazing, again newly fitted. Excellent as a letting investment or for owner occupation.

Accommodation

A second floor flat, accessed from the communal entrance shared with Flat 1.

Central hall – accessed from the front door directly at the head of the stairs.

Sitting room – 5.20m x 4m (17' 1" x 13' 2") with broad dormer window and wood grain laminate flooring.

Kitchen – 4.20m x 4m (13' 10" x 13' 2") with dormer window overlooking the gardens and being recently refurbished and refitted with modern low levels wood block work surfaces, sink unit and mixer tap. There is ample room for daily dining and to one corner a built-in cupboard houses the gas fired combination condensing boiler, recently refitted.

Bathroom – refitted with a white suite to include wash hand basin, low flush WC and panelled bath with mixer shower taps.

Bedroom 1 – 3.75m x 3.40m (12' 4" x 11' 2") with front facing dormer window.

Bedroom 2 – 3.45m x 3.75m (11' 4" x 12' 4") a second double bedroom with front facing dormer window.

Hobby room / bedroom 3 – 3.45m x 2.62m (11' 4" x 8' 7") with doors leading to and from each bedroom offering use as a dressing room, hobby room or adapting to an independent third bedroom, if required.

Outside

Accessed off Hopewell Road and overlooking Smedley Street to the front, the flats have the benefit of a good sized garden and to one corner hard standing for one car. It is believed the hard standing could be extended to provide better parking amenity, whilst the gardens could be split to service each flat or kept as shared land.



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Location

Matlock is a historic spa and county town of Derbyshire, situated on the south eastern edge of the Peak District and within the Derbyshire Dales, which has a parish population of 9,543 (2011 census) and an urban catchment of 30,000.

The town, intersected by the River Derwent, is overlooked by Derbyshire countryside and the famous Ribblesdale. The centre contains a broad range of retail outlets serving the resident population and tourist visitors and is subject to ongoing investment, most recently M & S Food Hall. The town also hosts the Derbyshire County Council headquarters.

Located south west of Chesterfield, the town has good road & rail links to the cities of Derby (19 miles), Sheffield (20 miles) and is broadly 30 miles equidistant from Nottingham & Manchester.



Business Rates / Council Tax

90 Smedley Street - rateable value of £3,300 effective 1st April 2017.

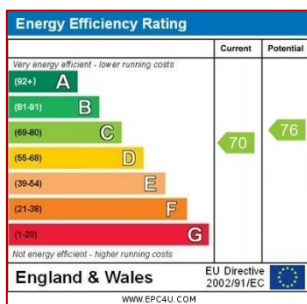
Flat 1, 88 Hopewell Road – council tax band A

Flat 2, 88 Hopewell Road – council tax band A

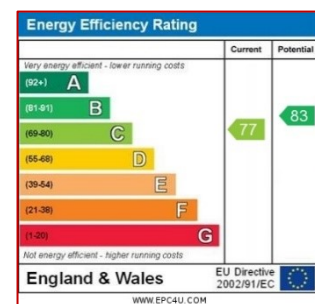
Energy Performance Certificate (EPC)

Full EPC's can be made available on request.

Apartment 1



Apartment 2



Tenure

The premises are offered for sale freehold. The retail premises are let subject to an informal lease to a local ladies' dressmaker who have operated from the premises for a number of years. The flats have vacant possession following refurbishment of Flat 2 and are considered to be in a readily lettable condition.

Yield

Shop: Current rent passing £3,960 per annum

Flats 1 and 2: It is expected each flat will attract rent in the region of £600 per calendar month.

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.

Legal Costs

Each party to bear their own costs.

VAT

All prices are quoted exclusive of VAT at the prevailing rate (if applicable).

Viewing and Further Information

All enquiries to:

fidler taylor

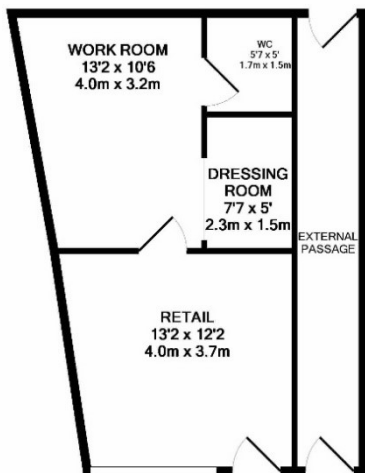
01629 580228

commercial@fidler-taylor.co.uk

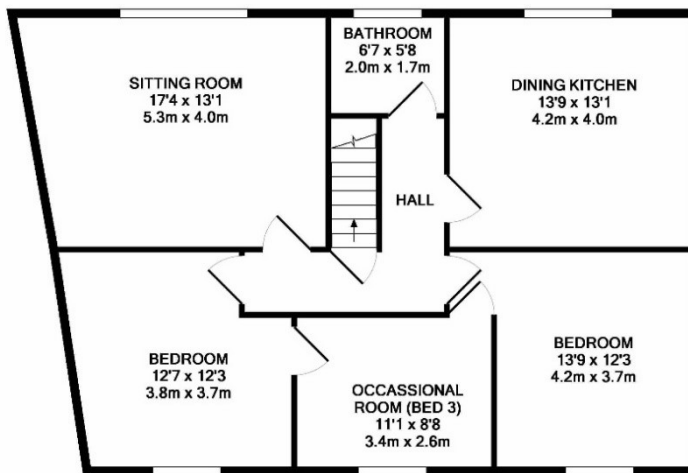
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FLOOR PLANS

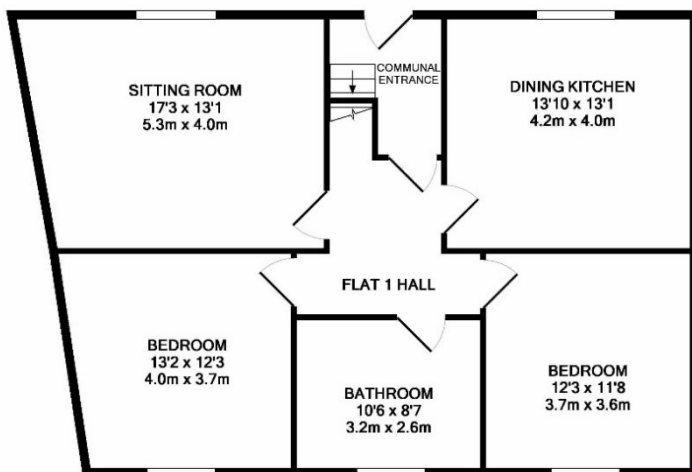


GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)



Apartment 2

2ND FLOOR
APPROX. FLOOR
AREA 904 SQ.FT.
(84.0 SQ.M.)



Apartment 1

UPPER GROUND/FIRST FLOOR
APPROX. FLOOR
AREA 904 SQ.FT.
(84.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2247 SQ.FT. (208.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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