

To Let
 £35,000 per annum



Town Centre Lock-up Retail Unit

The Old Boots Building, 22 Dale Road, Matlock, Derbyshire DE4 3LT

A truly rare opportunity to occupy one of the town's most distinctive retail premises, which boasts the advantage of versatile two storey space, car parking and storage.

The premises have seen extensive restoration and refurbishment, in keeping with the high street character, and providing a bespoke interior which makes excellent use of the versatile space on offer. A broad double frontage stands prominently along the town's main high street, alongside a busy arterial road and well served by an adjacent pedestrian crossing. The principle retail area provides over 1,300 sq ft of open space which benefits from a principally glazed roof, oak boarded floor and revealed brickwork to the majority of walls, a quality design theme which continues throughout the building. There are three further rooms at ground floor, plus a separate office and boiler room. The first floor provides an additional showroom, separate office, reception and delivery entrance accessed from the car park. Outside there is the benefit of a lock-up garage providing useful storage and an open car park providing access for deliveries and parking for staff or visitors.

- Total floor area 3,236 sq ft
- Over 1,300 sq ft of open space
- Suitable for a variety of uses
- Flexible lease terms
- Distinctive building
- Attractive internal brickwork and glazing
- Busy retail parade
- Car park and garaging
- Viewing highly recommended

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





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.

The town, intersected by the River Derwent, is overlooked by Derbyshire countryside and the famous Ribber Castle. 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.

Accommodation

Ground Floor:		First Floor:	
Main retail space	12.90m x 9.46m	Showroom / retail space	9.80m x 3.67m
Retail / showroom	6.11m x 3.67m	Office	3.10m x 2.55m
Office	2.90m x 5.68m	Reception	3.63m x 2.71m
Ancillary room	3.89m x 4.18m	Kitchen	1.21m x 2.01m
Additional retail space	3.61m x 7.70m	WC	0.95m x 2.01m

Business Rates

The Valuation Office lists the property as Shop and Premises with a Rateable Value of £21,750, at 1st April 2017.

Energy Performance Certificate (EPC's)

An EPC will be available upon request.

Lease Terms & Asking Rent

Flexible lease terms offered, to be agreed.

£35,000 per annum

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 is to bear their own costs.

VAT

None payable.

www.fidler-taylor.co.uk

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.

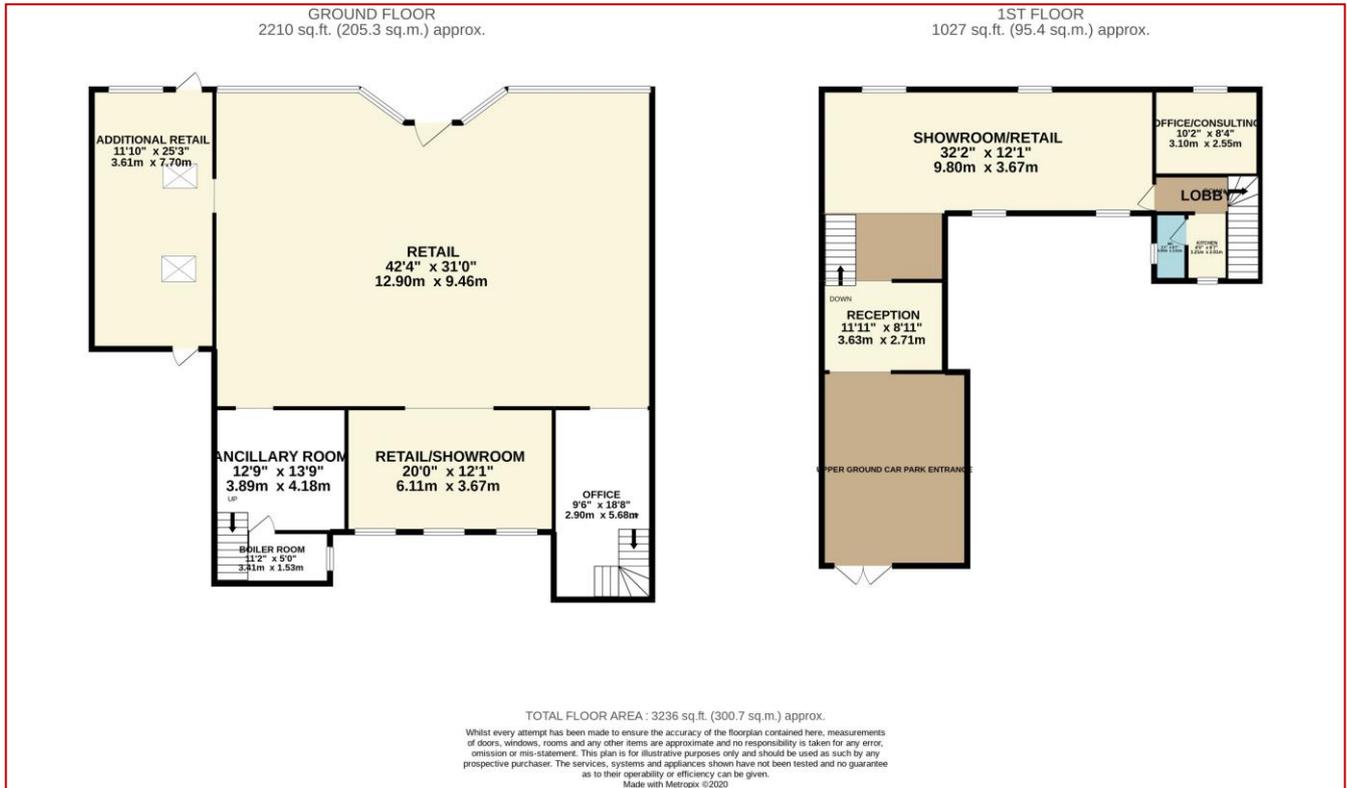
Viewing and Further Information

All enquiries to:

01629 580228

commercial@fidler-taylor.co.uk

Floor Plan



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