

To Let
Flexible Retail Premises



A PRIME MODERN UNIT PROMINENTLY SITUATED IN THE CULTURAL AND RETAIL HEART OF THIS PROSPEROUS COUNTY TOWN

1 Bank Road, Matlock, Derbyshire DE4 3AQ

- A central location close to primary car parks immediately to the rear
- Prominent frontage just off the Bank Road pedestrian crossing
- Nearby and surrounding occupiers include a recently completed McDonalds drive through facility, M & S Food hall, Card Factory, British Red Cross, Nottingham Building Society Wilko, Post Office, Ladbrokes and Costa
- Open plan ground floor with first floor offices / storage with kitchen and toilets
- Suited to retail, professional services or licensed betting office use (STC)
- A rare opportunity for modern premises in the heart of this prosperous county town

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ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk



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Location

Matlock is a historic spa and the county town of Derbyshire, situated on the south eastern edge of the Peak District and within the Derbyshire Dales. It is intersected by the River Derwent, overlooked by Derbyshire countryside and the famous Ribber Castle.

Situation

The centre contains a broad range of retail outlets serving the resident population and tourist visitors, including a recently completed McDonalds drive through on the outskirts of the town, an M & S Food Hall, Wilko, Ladbroke's, Costa, Greggs, Card Factory, CW Sellors, Vision Express, Specsavers, Boots, Superdrug, Hayes Travel and Co-Op and Iceland supermarkets. The town also hosts the Derbyshire County Council headquarters.

Description

A modern attractive two storey retail unit, with double trading frontage and open plan retail sales areas, rear ancillary and access to the open plan first floor.

Accommodation

On a Net Internal Areas basis comprises:

Floor	Sq ft	Sq m
GF: retail sales, rear lobby	637	59.21
FF: office, stores, kitchen, WC's	582	54.07
Total	1,219	113.28

Services

All mains services are understood to be connected or available to the property.

Planning

The property has been subject to a long term use as a travel agency occupied by TUI, which falls under Use Class A1 Shops.

Business Rates

The Valuation Office lists the property as 'shop and Premises with a Rateable Value of £16,750.

Energy Performance Certificate (EPC)

An EPC will be available upon request.

Terms

The property is offered on an effective tenant full repairing and insuring basis on terms to be negotiated

at a rent of £22,500 per annum (exclusive).

Money Laundering

We are required to verify identity and funding in accordance with Anti-Money Laundering Regulations.

Costs and Other Matters

Each party is to bear their own costs.



Access and viewing:



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Further information:



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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.