

## Business For Sale (with lease assignment)

£50,000



### Established café business and lease

6 Crown Square, Matlock, Derbyshire DE4 3AT

A rare opportunity to acquire a long established café premises in an prime town centre location, offered as a turn key business ready for immediate trading.

Standing at the heart of the town, alongside a broad pavement and facing the delightful Hall Leys Park, the café holds an envious location. The business has been suspended through recent lockdown periods and is now fully decorated and extensively equipped ready for occupation.

A canopied frontage provides up to 16 additional covers, whilst internally the current layout provides 37 covers through a combination of leisure and table seating. The business is ready to be once again a hub of the town and is for sale along with an assignment of the current lease, which expires in July 2024, with an option to renew.

- Business for sale with lease assignment
- Current lease runs to July 2024 with option to renew
- Fixtures and fittings included
- Capacity for 53 covers - 37 inside, 16 outside
- Canopied frontage for outside dining
- Prime town centre location
- Excellent footfall
- Ready for immediate trading
- Viewing highly recommended

## Location

Matlock is an historic spa town situated on the south eastern edge of the Peak District and within the picturesque Derbyshire Dales.

The town, intersected by the River Derwent, is overlooked by Derbyshire countryside and the famous Riber 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

Café room – 37 covers  
Equipped counter, chillers and coffee machine  
Small preparation area  
Large preparation room  
Equipped with catering, storage, surfaces and fittings  
WC  
Canopied frontage – 16 covers  
Rear yard

## Business Rates

The Valuation Office lists the property as Shop and Premises with a Rateable Value of £13,250, as at 1<sup>st</sup> April 2017. We are informed by the Derbyshire Dales District Council that no business rates are payable until July 2021 then payments of £1,600 per month are payable until 31<sup>st</sup> May 2022.

## Energy Performance Certificate (EPC's)

An EPC will be available upon request.

## Asking Price and Rent

**£50,000** to include business fixtures and fittings and lease assignment - lease term 3 years remaining (expires July 2024). The option of staged payments, with a small deposit, would be considered - further details available from the agent.

Asking rent £15,000 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

Purchaser to pay landlord's legal costs and agents fees.

## Viewing and Further Information

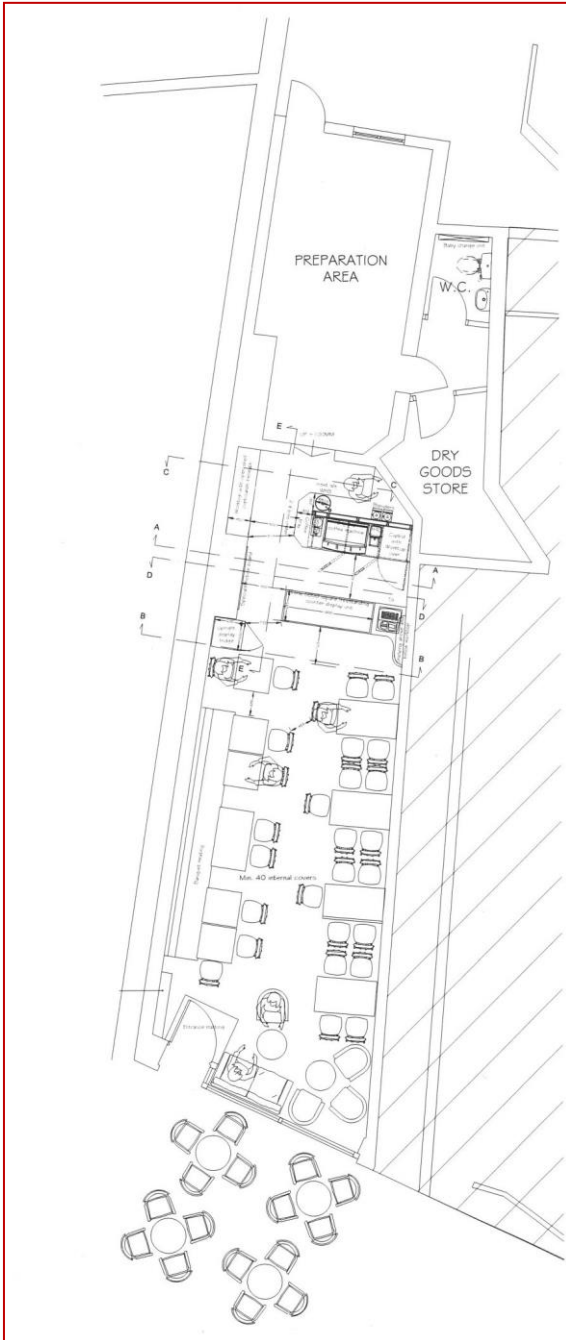
All enquiries to:  
01629 580228  
matlock@fidler-taylor.co.uk



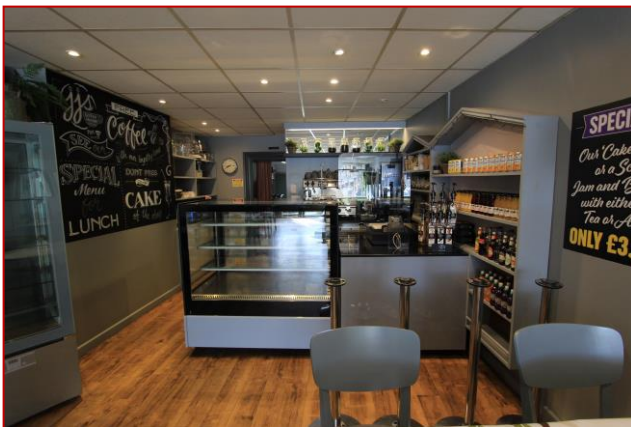
[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

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.

## Floor Plan



## Photos



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