

UNIT 1 DIMPLE LANE  
CRICH  
DERBYSHIRE DE4 5BQ



A retail / business unit centrally located in this popular village.

A lock-up sales shop/business premises, refurbished in recent years, comprising a central office area with secondary space off, including WC, having a double frontage onto Dimple Lane, close to the market place where car parking is available.

Crich is a popular market village that retains a range of amenities to the centre, serving local residents, passing trade and tourists visiting local attractions such as the National Tramway Museum and Memorial Tower.

The village is 1½ miles from the Whatstandwell junction with the A6 (Matlock to Derby) and East Midlands Trains station, with routes to Matlock, Nottingham and Derby, as well as being accessible for the A38 in the east and M1 Junction 28.

- 2.72sq m / 300 sq ft
- Refurbished over recent years
- Centrally situated close to other well regarded local businesses
- Popular village location
- Accessible for the A38 and M1

## Photo Gallery



### Accommodation

Main room 14.08 sq m / 151 sq ft

Ancillary space 13.84 sq m / 149 sq ft

WC

### Business Rates

The Valuation Office lists the property as Shop and Premises with a Rateable Value of £2,100, as at 19<sup>th</sup> July 2017.

### Energy Performance Certificate (EPC's)

An EPC is available upon request (Rating 96D)

### Lease Terms & Asking Rent

A three year lease on tenant internal repairing and insuring basis.

£5,500 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

A contribution of £275 plus VAT towards the Landlord's reasonable legal expenses.

### VAT

It is our understanding the property is not subject to VAT.

### 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.