

To Let

£6,500 per annum



Easily managed lock-up retail unit

16 North Parade, Matlock Bath, Derbyshire DE4 3NS

- 27 sq m / 300 sq ft
- Prominent position on busy parade
- Tourist hotspot
- Broad display frontage
- Suited to a variety of uses

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 Bath is a busy tourist resort attracting good trade through spring to autumn with the highlight of the trading year being the annual illuminations in the early autumn.

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.

Description

Situated within an attractive courtyard setting, just back from the busy North Parade, this lock-up unit has operated as an established Italian restaurant for many years until the occupants' retirement. The character premises include a heavy glazed rear section open to a cave or grotto creating a quite unique ambience.

Accommodation

Full height windows give a bright and airy feel to this easily managed unit, which benefits from two pedestrian access points and incorporates a staff WC.

Retail frontage	5.6m
Maximum retail depth	5.4m
Useable floor area	27 sq m / 300 sq ft

Business Rates

The property has a rateable value of £2,500 effective 1st April 2017.

Energy Performance Certificate (EPC)

An EPC can be made available on request

Lease Terms & Asking Rent

£6,500 per annum.

Available on flexible lease terms, although a minimum of three years is preferred. The tenant will be responsible for internal repair and maintenance and will be requested to contribute towards building insurance and water usage.

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

The tenant will be responsible for cost of lease preparation.

VAT

None payable.

Viewing and Further Information

All enquiries to:

fidler taylor

01629 580228

matlock@fidler-taylor.co.uk



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.