

To Let

Commercial Property



**UNIT 20 FIRS PARADE
MATLOCK
DERBYSHIRE DE4 3AS**

Enjoying a prime town centre location, a retail lock up shop unit providing modern open sales space with additional first floor office / store and occupiers parking opportunity.

Situated in the middle of Firs Parade, an established and popular trading centre of the town, the premises enjoy good road frontage and constant pedestrian footfall. The parade also benefits from roadside short stay parking, which proves attractive to locals and out of town visitors alike.

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.

- Conveniently placed lock up retail unit
- Established retail parade within the heart of Matlock's town centre
- Offering opportunity for a wide variety of uses
- Flexible lease terms on offer
- £12,500 per annum (plus VAT)

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



Accommodation

Retail area – 11.75m x 5.2m overall with a recessed glazed frontage, stairs off to the first floor useful storage beneath.

Open office – 5.2m x 3.23m half partitioned from the main retail area and positioned at the rear of the premises.

There is personnel and fire escape access from the car park at the rear, WC adjacent to the open office at the rear of the premises.

First floor office / storage – 5.2m x 6.12m offering additional retail opportunity if required, whilst also being ideal for storage, office or staff use. There are enclosed stairs from the first floor and windows overlooking Firs Parade to the front.

Outside

Occupier parking by arrangement (up to two space).

Business Rates

The Valuation Office lists the property as retail premises with a Rateable Value of £10,750.

Energy Performance Certificate (EPC's)

An EPC is available upon request.

Lease Terms & Asking Rent

Flexible lease terms on offer. Three month rent deposit is required.

£12,500 per annum plus VAT

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

VAT at the normal rate is payable on the rent.

Directions

From Matlock Crown Square, take Causeway Lane, then take the next left into Firs Parade. No. 20 can be found on the right hand side after approximately 60m.

Viewing

Strictly by prior arrangement with the Matlock office 01629 580228. Ref: FTM10160

Floor Plan

