

To Let
Commercial Property



Prominent town centre lock-up unit

111 Dale Road, Matlock, Derbyshire DE4 3LU

- Attractive frontage access
- Good pedestrian footfall
- Established trading location
- Flexible lease terms
- Suit a variety of uses

Location

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.

Description

A prominent lock-up retail unit suitable for a variety of uses, with attractive front access, for which there is good pedestrian footfall.

Accommodation

Open plan retail area with rear store.
WC

Business Rates

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

Energy Performance Certificate (EPC's)

An EPC is be available upon request.

Lease Terms & Asking Rent

Available on flexible lease terms, subject to a minimum three year term. The new lease is to be drawn on effective full repairing and insuring terms.

£8,000 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

The ingoing tenant will be responsible for the landlord's reasonable costs.

VAT

All prices are quoted exclusive of VAT at the prevailing rate.

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.