



## DRAFT DETAILS

**THE MATLOCK CAFÉ**  
**9 BAKEWELL ROAD**  
**MATLOCK**  
**DERBYSHIRE DE4 3AU**

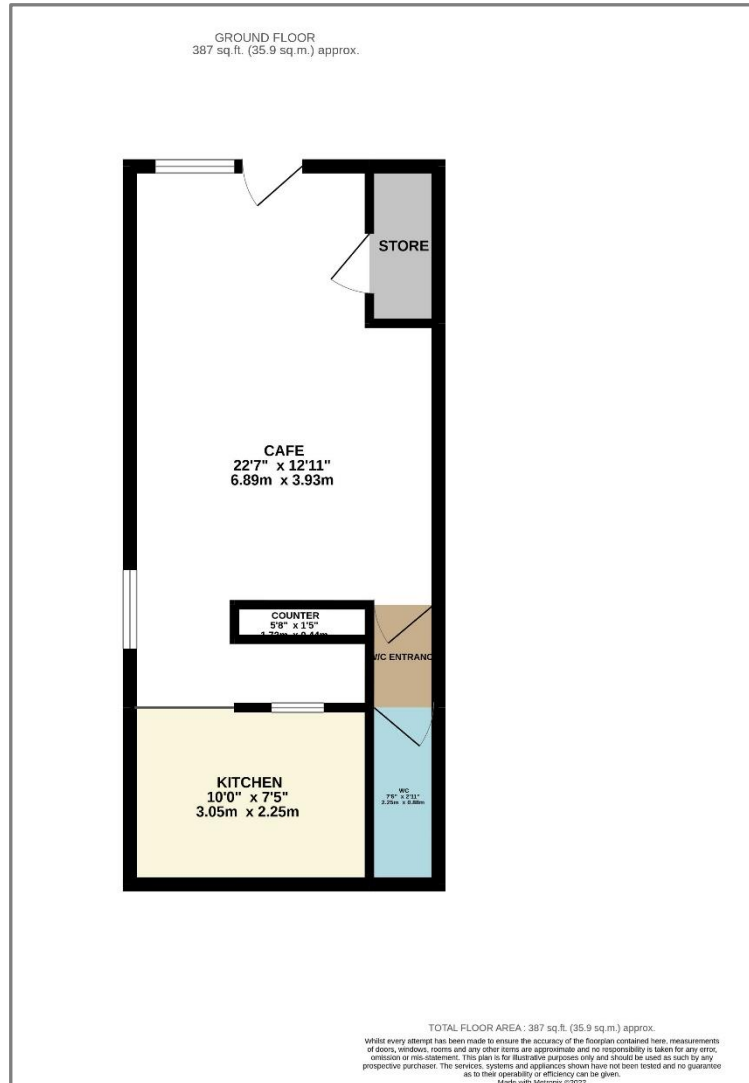
Business for sale as a going concern, a long established town centre café offered as a turn key business and ideal as an owner run enterprise.

The premises have operated as a café for many years and the current occupiers have invested heavily improving both the premises, the kitchen equipment and the reputation proved by 5\* reviews.

The interesting timber framed building lies at the heart of the town centre, locally renowned and sought out by locals and visitors alike. Matlock is a thriving market town, benefiting from year round tourism, which keeps the centre bustling. The premises are offered subject to the preparation of a new lease, which has been provisionally agreed by the landlord. The business is offered with a fully equipped kitchen and associated fixtures and fittings to enable new occupiers to be in immediate trading.

- Business for sale
- Fully equipped kitchen
- 5\* reviews
- Thriving market town
- Year round tourism and local trade
- Subject to new lease

## Photo Gallery & Floor Plan



### Accommodation

Café Area – 5.44m x 4.78m with a broad glazed frontage

storage cupboard to one side and access to the

Counter and coffee area – not included in café measurements

Kitchen – 3.05m x 2.25m fully equipped catering kitchen, with grills, fridges, sinks, dishwasher and assorted white goods, coffee machine

### Business Rates

The Valuation Office lists the property as retail premises with a Rateable Value of £6,500.

### Energy Performance Certificate (EPC's)

An EPC is available upon request.

### Tenure

Leasehold – current rent passing at £4,000 pa. The current occupiers are holding over on an existing lease pending preparation of a new lease which has been provisionally agreed at 3 years. Further confirmation to be provided by the seller.

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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.

**Asking Price**

£45,000 including goodwill, fixtures and fittings.

**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.

**Directions**

From Matlock Crown Square, walk along Bakewell Road in the direction of M&S Foodhall, the café can be found on the left hand side, in between The Railway Inn and the car sales yard.

**Viewing**

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10162

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