REMAINING RETAIL UNIT - TO LET

UNIT B CAUSEWAY LANE MATLOCK DE4 3AR

BLENHEIM

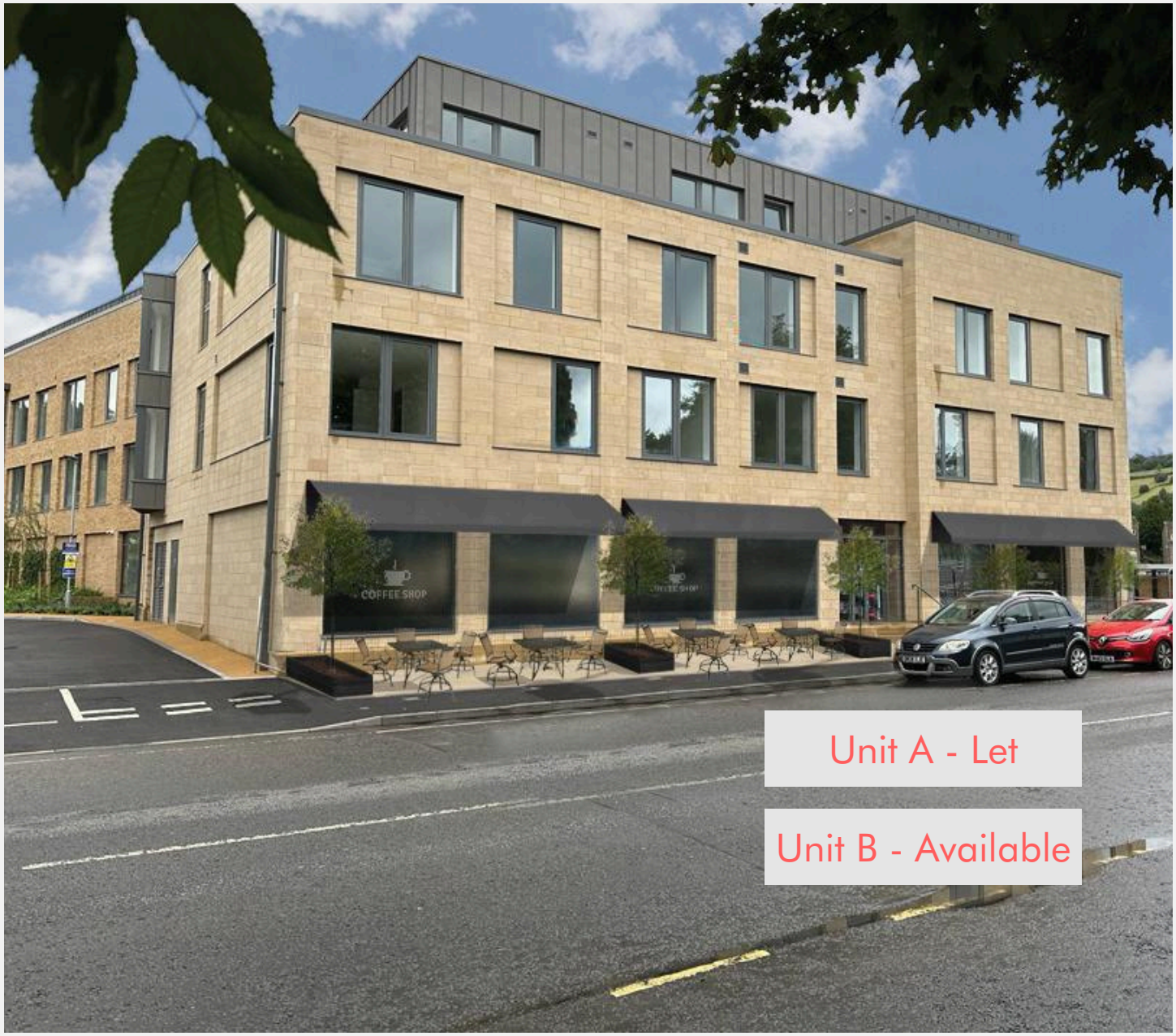
bf.
brasier freeth

CAUSEWAY LANE MATLOCK

DE4 3AR

Retail Opportunity

TO LET



KEY DETAILS

- New mixed-use development
- Brand new retail space
- Significant roadside frontage
- On street car parking

LOCATION

Matlock is a Victorian Spa town nestled in the Derwent Valley on the edge of the Peak District National Park.

The Peak District welcomes 13 million visitors per year (Source: Peak District National Park) and is well placed for commuting to the cities of Nottingham, Derby and Sheffield.

The town is situated just 20 minutes from the A38 and the M1 motorway. There is a branch line railway station with a regular service to Derby and onward links to London.

CAUSEWAY LANE MATLOCK
DE4 3AR

Retail Opportunity
TO LET

DESCRIPTION

The recently developed ground floor retail space benefits from a wide frontage directly onto Causeway Lane, prominent to significant passing traffic.

The premises are well configured benefiting from both ramped and step access to a lobby entrance. Three bays of windows provide excellent natural light, with very attractive views across to Hall Leys Park.

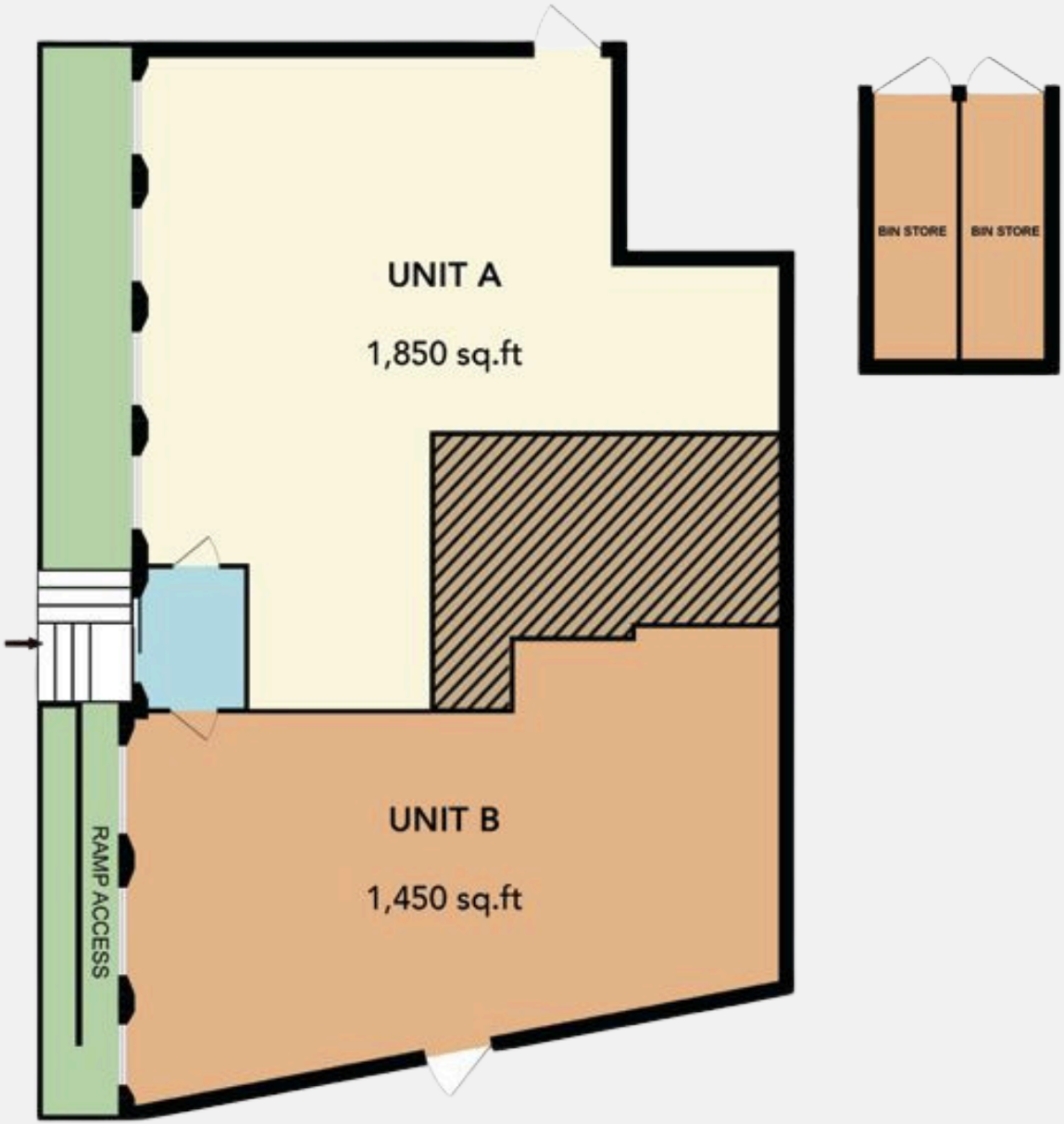
Nearby retailers include Coop. Iceland, Boots and Dominos Pizza.

ACCOMMODATION

The premises comprise the following floor area:

Internal Width (front)	8.53 m	28 ft
Internal Width (rear)	7.92 m	26 ft
Shop Depth (max)	15.54 m	51 ft

Floor	*Sq.m*	*Sq.ft*
Unit B	134.71	1,450



CAUSEWAY LANE MATLOCK

DE4 3AR

Retail Opportunity

TO LET

TERMS

The premises are offered on the basis of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

Rental offers are invited in excess of £25,000 per annum exclusive.

EPC

An EPC has been commissioned and is awaited.

BUSINESS RATES

Based on the new development/subdivision of the premises, the units have yet to be assessed for rates. Interested parties should make their own enquires of Chesterfield Borough Council - 01246 345345.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

Damian Sumner

07974 085738

damian.sumner@brasierfreeth.com

Or our Joint Agent

Bleinham Estates

0114 358 2020

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.