

LARGE RETAIL/LEISURE UNIT TO LET

21 Firs Parade
Matlock
DE4 3AS



- Large fully fitted retail unit with on street car parking.
- Established location in strong Peak District town.
- Directly accessible off the prime pitch of Causeway Lane.
- Opposite The Original Factory Shop and close to Co-op and Iceland Frozen Foods.
- Suitable for a range of uses including retail, restaurant or bar.

■ Location

Matlock is the county town of Derbyshire and is situated at the south eastern part of the Peak District. The town has a resident population of 20,000 persons which is increasing with significant housing development. Matlock is located 9 miles south west of Chesterfield, 19 miles north of Derby and 20 miles south of Sheffield. Matlock is located on the A6 a major arterial route through the county with an estimated catchment of around 400,000 people within 15 miles.

The property is located along Firs Parade just off the prime pitch of Causeway Lane and Bakewell Road, close to Iceland Frozen Foods and Co-op. Other nearby national retailers include Boots, Costa, Superdrug and Vision Express.

There is parking directly outside the property and two short stay car parks within walking distance.

■ Description

The property comprises ground floor retail unit with ancillary storage. It benefits from an extremely prominent frontage onto Firs Parade. Deliveries are via a side loading yard. The unit is well fitted and currently trades as M & Co with ancillary stock room, staff facilities and office accommodation.

■ Terms

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed subject to securing vacant possession.

■ Accommodation

The property has the following floor areas:-

Ground floor sales	575.71 Sq. m	6,197 Sq. ft
Ancillary	208.84 Sq. m	2,248 Sq. ft

It may be possible to subdivide the premises, further details are available upon request.

■ Rent

£55,000 per annum exclusive (plus VAT if applicable)

■ EPC

Further details available upon request. C 64.

■ Rates

Due to the pandemic there is ongoing Government support during 2022/23. The VOA website shows a Rateable Value of £43,500. For rates payable from 1st April 2022 please refer to the Local Charging Authority, Derbyshire County Council - 01629 533190.

■ Legal costs

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

VIEWINGS - Strictly by appointment

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