

TO LET

Town Centre Office / Retail Unit

39 Dale Road, Matlock, Derbyshire, DE4 3LT



- Ground floor retail unit / office with a double retail frontage to Dale Road (A6).
- Total Net Internal Area: **81.6 sq.m. / 878 sq.ft.** (Cellar: 29.1 sq.m. / 313 sq.ft)
- Prime trading position in the popular market town of Matlock
- Available March 2025 on new lease terms

RENTAL: £15,500 per annum exclusive

**01332
200232**

Location

Matlock is a town situated in the county of Derbyshire at the south east of the peak District National Park. The town developed as a spa destination in the late 19th century and is now a popular tourist and market town. Nearby commercial centres include Derby 20 miles south and Chesterfield 10 miles north east.

Road communications are fair, the town lies upon the A6 road. The A38 trunk road lies approximately 8 miles south east which provides connection to the M1 Motorway at junction 28.

The Subject property is located on the East side of Dale Road (A6).

Description

The property comprises a ground floor office/retail unit with a mezzanine office and a good-sized cellar with a double retail frontage to Dale Road (A6). The Ground floor has a retail sales area, offices and WCs. The basement contains a kitchen and further WC facilities.

The property is finished with carpeted floors, painted plaster walls, spotlights / fluorescent lights, suspended ceilings and benefits from central heating.

Pay and display car parking is available nearby.

Services

Main's water, electricity, drainage and gas are connected to the property.

Schedule of Accommodation

We have measured the property according to the basis of Net Internal Area (NIA):

Description	sq mtrs	sq ft
Retail sales/office	31.7	341
Rear Office	20.0	215
Rear Office	11.5	124
Kitchen	6.7	72
Rear Office	11.6	125
Total Net Internal Area:	81.6	878
<i>Cellar:</i>	<i>29.1</i>	<i>313</i>

Rates

According to the VOA, the property has a rateable value of £9,800 The incoming tenant may benefit from 100% small business rates relief (Subject to eligibility).

Lease Terms

The premises are available by way of new lease terms for a negotiable number of years subject to rent reviews where appropriate.

Legal costs

Each party is responsible for their own legal charges with the transaction.

Rental

£15,500 per annum exclusive of rates and all other outgoings.

VAT

We are advised VAT is not applicable

EPC

An EPC is in preparation.

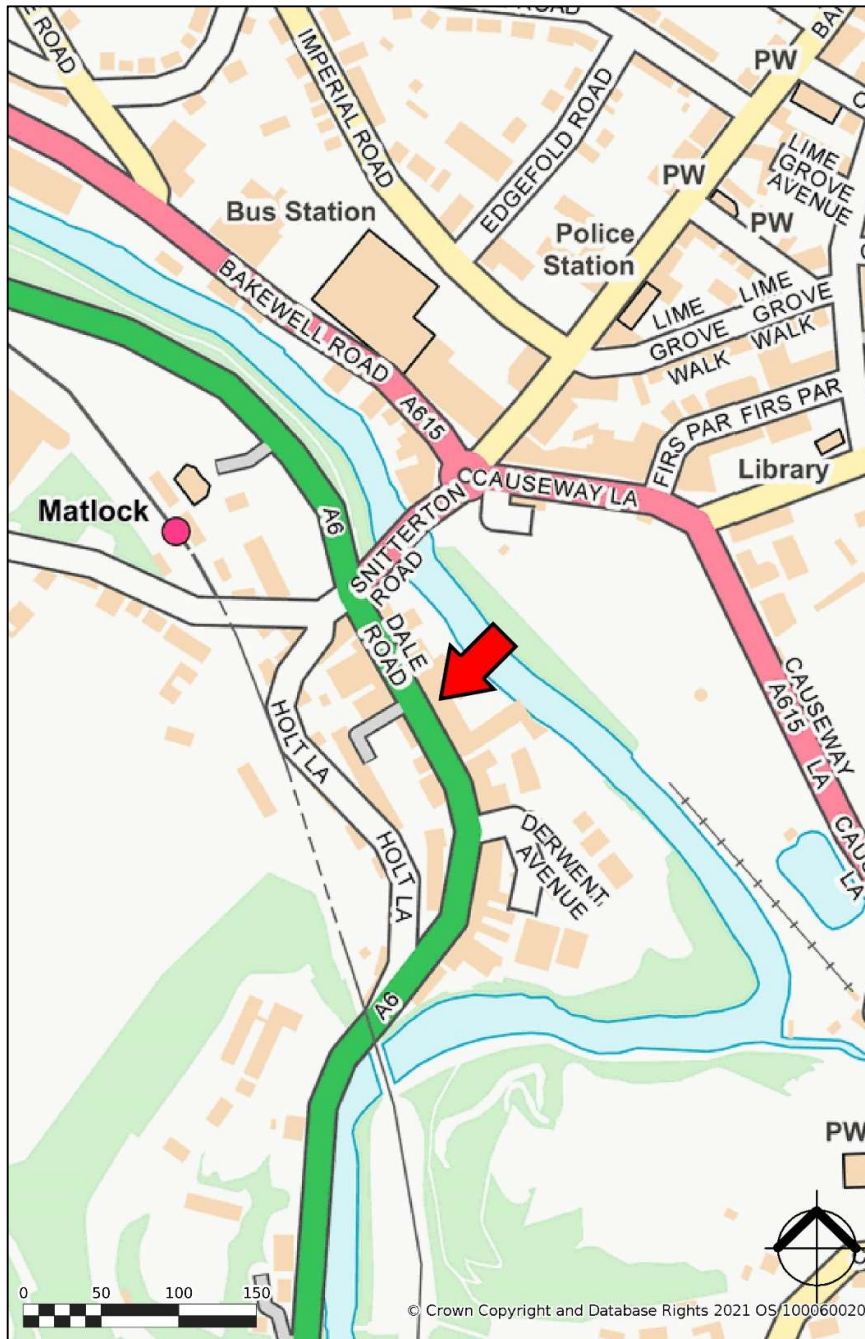
Viewing

Viewing is strictly via appointment with sole agents.

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