

Riber View | Causeway Lane |
Matlock | DE4 3AR

Retail Unit | To Let



Key features

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



Riber View | Causeway Lane | Matlock | DE4 3AR

Location

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

Matlock is well placed for commuting to the cities of Nottingham, Derby and Sheffield and is just 20 minutes from the A38 and the M1 motorway. There is a branch line railway station with a regular service to Derby, with onward links to London.

The development

The property forms part of a brand new mixed use development prominently located on Causeway Lane (A615), the main arterial route through the Centre linking Bakewell to Alfreton.

The development is directly adjacent to Matlock Town Football ground and opposite Hall Leys Park. The site benefits from on street car parking directly outside the retail premises.

Riber View comprises 47 apartments benefiting from south facing aspects towards the iconic Riber Castle.

The ground floor retail space benefits from a significant high street frontage directly onto Causeway Lane.

Nearby retailers include Co-op, Iceland and Boots. Other national multiple occupiers in the town include Wilko, M&S, Costa and Loungers.

The retail space has the potential to be divided into 2 units to suit occupier requirements, accessed from a central lobby entrance.

Further details are available on request.

Accommodation

The property is arranged on ground floor level only and comprises the following approximate floor area:-

| | | |
|--------------|----------------------|----------------------|
| Ground floor | 300.54 Sq.m | 3,235 Sq.ft |
| Bin store | 14.86 Sq.m | 160 Sq.ft |
| TOTAL | 315.40 Sq.m | 3,395 Sq.ft |



Riber View | Causeway Lane | Matlock | DE4 3AR

Rent

£42,500 per annum exclusive.

Terms

The premises are offered on the basis of a new effective Full Repairing and Insuring lease with Rent Reviews at 5 yearly intervals and for a term of years to be agreed.

Business rates

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

Legal costs

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



Contact

Damian Sumner
07974 085738
damian.sumner@brasierfreeth.com

VIEWINGS - Strictly by appointment

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 or via link >

[brasierfreeth.com](https://www.brasierfreeth.com)

