

2-4 Bank Road | Matlock |
DE4 3AQ

Prime Shop | To Let

Key features

- Former Wilko premises
- Prime town centre location
- Large car park directly adjacent
- Suitable for a range of uses
- Opportunity to extend into the adjacent unit



Large
Retail Unit
To Let

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Location

Matlock is the county town of Derbyshire and is situated at the south eastern part of the Peak District. The town has a population of 20,000 persons which is increasing with significant housing development. Matlock is located 9 miles (14 km) south west of Chesterfield, 19 miles north of Derby and 20 miles south of Sheffield.

Matlock and Matlock Bath which lies immediately south of the town on the A6, are both major tourist destinations.

The premises are extremely prominent to Bank Road in the heart of Matlock town centre. The property is close to the roundabout junction with Bakewell Road and Causeway Lane, the main arterial route through the town.

Other national retailers include Costa, Boots, M&S Simply Food, Holland & Barrett, Greggs, Specsavers and Card Factory.

The town centre's two main car parks, Imperial Road (100 spaces) and the Marks & Spencer car park (125 spaces) are located immediately adjacent to the subject property.

Description

The subject premises comprise retail sales at ground floor with storage accommodation at first floor level.

The ground floor accommodation benefits from good rear servicing adjacent to the Imperial Road pay and display car park. A goods lift links the ground floor servicing area to a large storage provision at first floor.

Terms

Available by way of a new lease for a term of 15 years, subject to upward only rent reviews at the end of every 5th Year.

Accommodation

The accommodation benefits from the following approximate dimensions and net internal areas:

Internal width		22.5 m		73 ft 9 in
Shop depth		17.5 m		57 ft 4 in
GF sales		337.04 Sq.m		3,650 Sq.ft
GF storage/loading		34.06 Sq.m		478 Sq.ft
FF Storage/staff		144.90 Sq.m		1,345 Sq.ft

Potential to extend

There is the potential to extend into the adjacent premises, previously occupied by Nottingham Building Society, providing an additional circa 845 Sq.ft at ground floor level.

Rent

The commencing rent is £67,500 per annum, exclusive of VAT, business rates and other outgoings.

EPC

An EPC has been commissioned and is awaited.

Rates

The new Rateable Value from April 2023 is £50,000.

For rates payable please refer to the Local Charging Authority, Derbyshire Dales District Council - 01629 761100.

Legal costs

Each party to be responsible for their own legal and consultancy costs.



Contact

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VIEWINGS - Strictly by appointment

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- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee;

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