

# 26 FIRS PARADE MATLOCK

DE4 3AS

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*Large Retail Unit - To Let or May Sell*

## KEY DETAILS

- 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 Sports Direct, close to Co-op & Iceland Frozen Foods
- Suitable for a range of uses including retail, restaurant or leisure

## DESCRIPTION

The property comprises a well-configured ground floor retail unit with ancillary staff and storage. It benefits from an extremely prominent frontage onto Firs Parade with front loading.

The Landlord also owns an adjoining yard so deliveries can be made via the rear. There is also disabled WC facilities adjacent to the staff area.



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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 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, directly opposite Sports Direct. Other nearby national retailers include Coop, Iceland Frozen Foods, Boots, Costa, Superdrug and Vision Express.

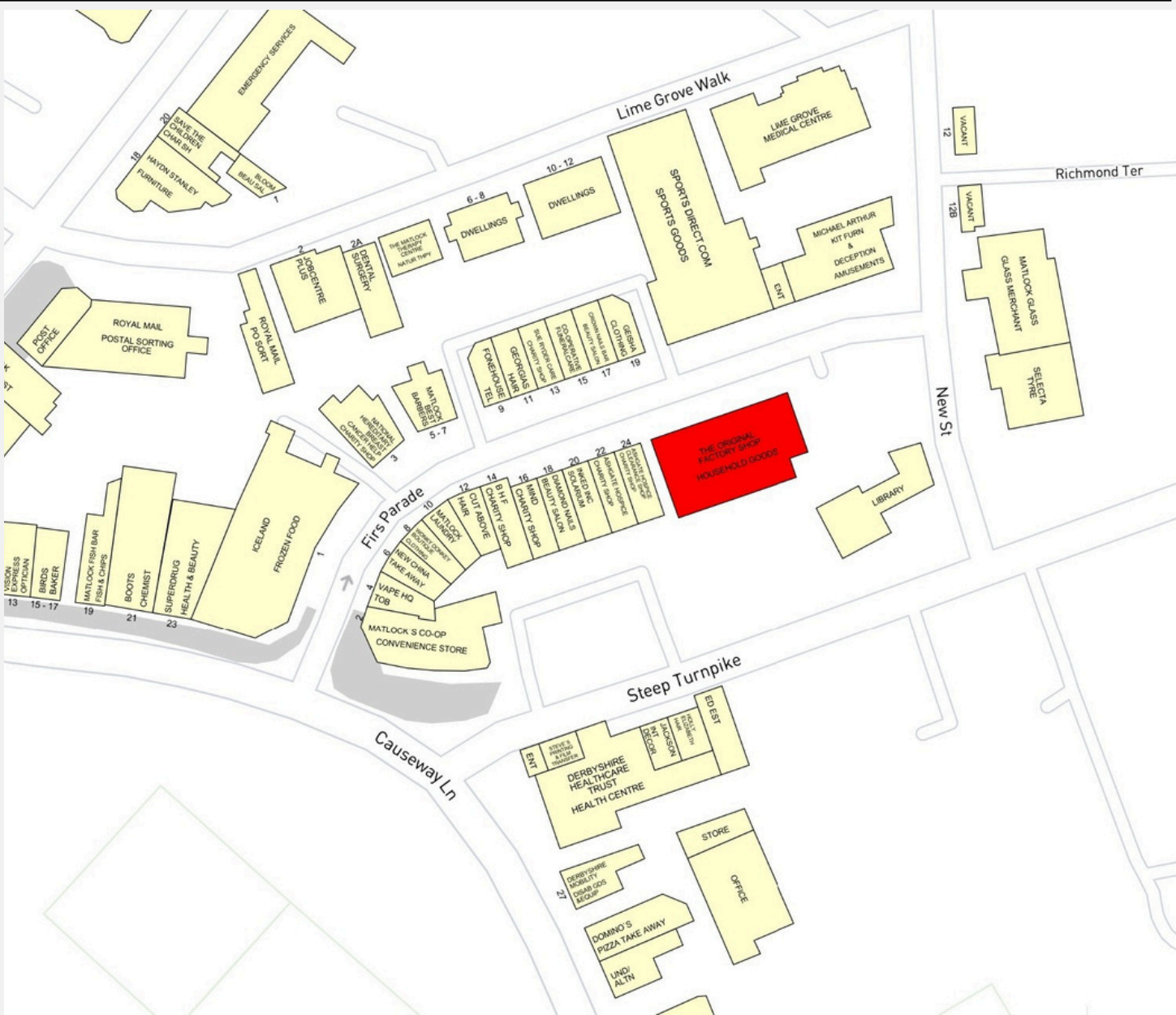
There is on street pay and display parking directly outside the property.

## ACCOMMODATION

The property has the following dimensions and approximate floor areas:-

Gross Frontage	28.00 m	91 ft 10 ins
Internal width (sales)	20.00 m	65 ft 1 ins
Shop depth	16.00 m	52 ft 6 ins
GF sales	331.70 Sq.m	3,570 Sq.ft
GF storage	50.40 Sq.m	542 Sq.ft
GF staff	21.10 Sq.m	227 Sq.ft

Retail Opportunity  
TO LET / MAY SELL



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## 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.

## RENT

£42,500 per annum exclusive (plus VAT if applicable).

## FREEHOLD

The property is also potentially available for sale, further details on the price are available upon request.

## EPC

An EPC has been commissioned and is awaited.

## RATES

The VOA website shows an entry in the current Rating List of £17,000. For rates payable please refer to the Local Charging Authority, Derbyshire Dales District Council - 01629 761100.

## 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

*Brasier Freeth LLP*

enquiries@brasierfreeth.com

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