

# TO LET



19 Dale Road, Matlock, Derbyshire DE4 3YA

# Financial and Professional (A2 use class)

- Newly created unit within former NatWest Bank
- Suitable for retail, food, professional or healthcare uses STP
- Predominantly open plan ground floor
- Lower ground floor has aspect looking over the river Derwent

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#### Location

Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park surrounded by beautiful open countryside and is a popular tourist location.

The property is located on Dale Road which is the main thoroughfare through the Town which has a variety of retail, professional and leisure businesses.

### **Description**

The available accommodation is a newly formed self-contained unit comprising the part ground and entire lower ground floors of the former Natwest Bank.

The accommodation provides a predominantly open plan ground floor plate benefiting from its own designated access off Dale Road. A new internal staircase will lead to the lower ground floor which is generally cellular and currently provides storage, two strong rooms, WC's and access to a pleasant rear, shared courtyard with views over the river Derwent.

#### **Accommodation**

	Sq M	Sq Ft
Lower Ground Floor	90.8	977
Ground Floor	112	1,206
Total	202.8	2,183

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

#### **Services**

We understand all mains services are connected to the property. Electricity and gas are sub metered.

#### **Planning**

We understand the property has A2 (Offices). Subject to Prior Approval buildings with A1, A2, A3, A5, B1, D1 and D2 uses may be permitted to change use for a single period of up two years to A1, A2, A3 and B1 uses. For further details please contact the local planning authority.

## **Tenure**

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

#### **Business Rates**

The property shall need to be reassessed for rating purposes.

#### Rent

Leasehold offers of £18,500 per annum, exclusive are invited.

### **Service Charge**

A fair and reasonable proportion of the repair and maintenance of the structure shall be recharged to the tenant via a service charge.

#### **VAT**

All figures quoted are exclusive of VAT. The property is not registered for VAT.

### **Legal Costs**

Each party is to bear their own legal costs incurred.

#### **EPC**

The premises has an EPC assessment of: D (79)

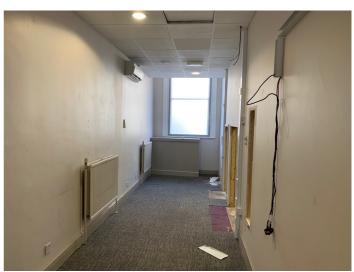
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