



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**

For enquiries and viewings please contact:



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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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