



REMAINING RETAIL UNIT - TO LET

UNIT B CAUSEWAY LANE MATLOCK DE4 3AR



CAUSEWAY LANE MATLOCK

DE4 3AR

Retail Opportunity
TO LET

KEY DETAILS

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

LOCATION

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

The Peak District welcomes 13 million visitors per year (Source: Peak District National Park) and is well placed for commuting to the cities of Nottingham, Derby and Sheffield.

The town is situated just 20 minutes from the A38 and the M1 motorway. There is a branch line railway station with a regular service to Derby and onward links to London.



Unit A - Let

Unit B - Available

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DESCRIPTION

The recently developed ground floor retail space benefits from a wide frontage directly onto Causeway Lane, prominent to significant passing traffic.

The premises are well configured benefiting from both ramped and step access to a lobby entrance. Three bays of windows provides excellent natural light, with very attractive views across to Hall Leys Park.

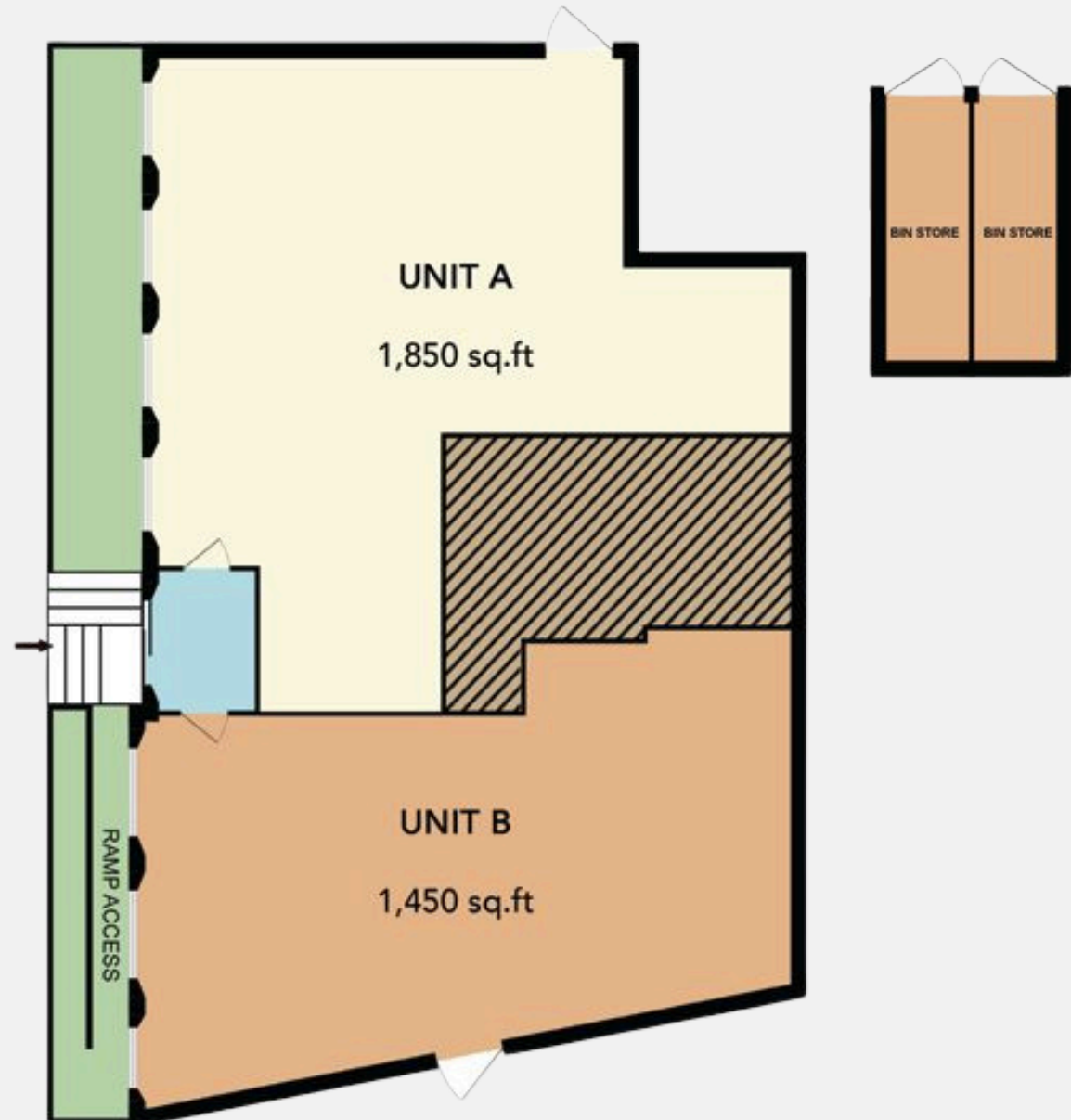
Nearby retailers include Coop. Iceland, Boots and Dominos Pizza.

ACCOMMODATION

The premises comprise the following floor area:

Internal Width (front)	8.53 m	28 ft
Internal Width (rear)	7.92 m	26 ft
Shop Depth (max)	15.54 m	51 ft

Floor	Sq.m	Sq.ft
Unit B	134.71	1,450



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TERMS

The premises are offered on the basis of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

Rental offers are invited in excess of £25,000 per annum exclusive.

EPC

An EPC has been commissioned and is awaited.

BUSINESS RATES

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

LEGAL COSTS

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



CONTACT

GET IN TOUCH

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