

12 AND 14 JUBILEE BUILDINGS
CROWN SQUARE
MATLOCK
DERBYSHIRE DE4 3AT



○ A £275,000

A RARE TOWN CENTRE FREEHOLD INVESTMENT OPPORTUNITY.

Situated in one of Matlock's prime central retail locations, a freehold property investment with ready income streams from two established retail shops. The shops are let on repairing leases, the total rent income presently £21,480 per annum.

Above the shops are two flats across 1st and 2nd floors, together being held under a long lease to a third party.

Matlock is a vibrant market town boasting regular tourist and local trade all year round. The shops are conveniently situated at the heart, with broad pavements allowing relaxed circulation and uncrowded frontage. Opposite the building lie the entrance the delightful Hall Leys Park and alongside the picturesque stretch of the Derwent Valley, further visitor attractions.

- Freehold investment opportunity
- Two established ground floor retail shops
- Good rental income
- Flats to the first and second floors, held under a long leasehold
- Central to Matlock's thriving town

PARKING

There is no private parking with the building.

TENURE

Freehold. The first and second floors converted to two flats, both held under a long lease of 125 years from 2007. That leasehold has an obligation for 66% maintenance costs and an annual ground rent £125. The retail shops are each let under full repairing commercial leases.

RENT INCOME

No. 12 Crown Square (Silvarious)	£10,800 per annum
No. 14 Crown Square (Peak Boutique)	£10,680 per annum

SERVICES

All mains services are available to the building. No specific test has been made on the services or their distribution.

EPC RATING

No. 12 Ground Floor retail premises – Rating C68
No. 14 – Ground Floor retail premises – Rating D82

DIRECTIONS

The properties are located next door to the agents Office on Crown Square.

WHAT3WORDS

Dignify.acclaim.scrubbing

VIEWING

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10970

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