

FOR SALE – LONG LEASEHOLD

Offers Around £80,000



A GROUND FLOOR LOCK-UP COMMERCIAL UNIT OFFERED FOR SALE UNDER A LONG LEASE

96 SMEDLEY STREET, MATLOCK, DERBYSHIRE DE4 3JJ

- Ground floor lock-up commercial premises
- Offered under a long lease
- Offered with vacant possession
- Suit a variety of occupiers
- Versatile and modern accommodation
- Approx. 550 sq ft / 51 sq m
- Close to County Council offices
- Half a mile or so from Matlock town centre
- NO UPWARD CHAIN

PHOTO GALLERY



Description

A ground floor lock-up commercial unit offered under a long lease and providing modern studio, salon or office space suitable for a number of occupiers. The premises are currently occupied but offered with vacant possession following expiry of an agreed notice period. The contemporary space is sub-divided into a number of rooms offering a degree of versatility, all extending to just over 550 sq ft / 51 sq m. A broad glazed front and recessed entrance open to a stylish reception with four further treatment or salon rooms of different sizes, plus kitchen area and WC.

The premises lie close to the County Council offices, a major town employer, and around half a mile from Matlock's town centre. There is limited roadside parking.

Accommodation Summary

Entrance porch

Reception – 3.96m x 3.85m (13' x 12' 8")

Treatment room – 3.46m x 1.89m (11' 4" x 6' 2")

Studio – 5.23m x 3.22m (17' 2" x 10' 7")

Treatment room – 3.82m x 3m (12' 6" x 9' 10")

Kitchen / hall – 2.46m x 2.25m (8' 1" x 7' 4")

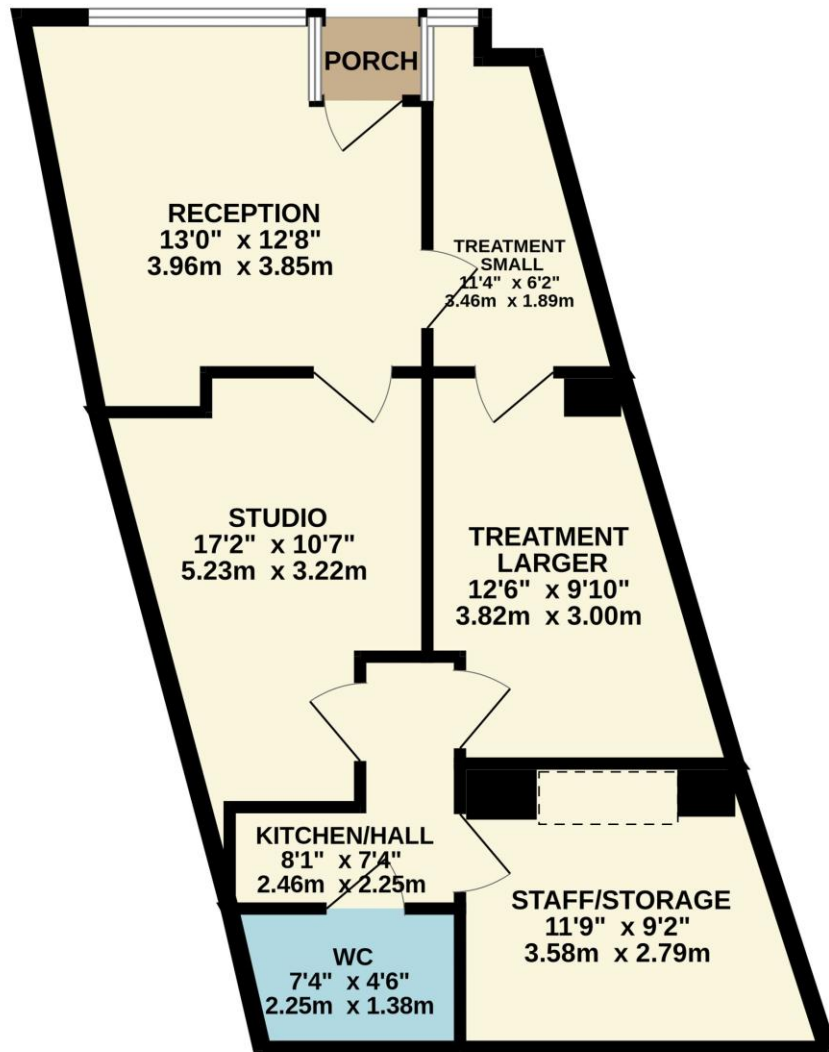
Staff room / storage – 3.58m x 2.79m (11' 9" x 9' 2")

WC & wash hand basin

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Matlock is well served with local, regional and national traders (including M&S Food) and is an established visitor centre with growing tourist trade and well established local trade. A pay train service links the city of Derby and other towns to the south and good road communications ensure access to the M1 motorway, Manchester in the north and the attractions of the Derbyshire Dales and Peak District.

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Business Rates

The Valuation Office lists the property as Shop and Premises with a Rateable Value of £8,400, as from 1st April 2026. This is not the rates payable.

Energy Performance Certificate (EPC)

An EPC is available upon request – the current rating is assessed at 135F.

Tenure & Asking Price

Long lease offered with vacant possession - 999 year lease from 21st May 2010.

£80,000

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser / tenant.

Directions

From Matlock Crown Square, take Bank Road rising out of the town. After passing the entrance to the County Council offices, take the next left onto Smedley Street. Continue under the foot bridge and no. 96 can be found on the right hand side.

Viewing

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref FTM11014



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