

FOR SALE
Offers Around £325,000



**A rare freehold investment opportunity enjoying a prime town centre position,
ground floor retail premises, plus two letting flats**
63 Dale Road, Matlock, Derbyshire DE4 3LT

- Rare Freehold investment opportunity
- Prime town location
- Excellent passing footfall and traffic
- Ground floor retail premises
- Two letting flats to the first and second floors
- Good rental income – currently £24,600 per annum in total
- Viewing recommended

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.

Description

Enjoying a prominent location along one of Matlock's principal retail roads, this traditional stone built mixed use premise presents an excellent investment opportunity. The property comprises an established ground floor retail / commercial unit, whilst above there are two letting flats to the first and second floors, all three independent units are separately let offering immediate and regular investment income.

The town centre location is particularly convenient for tenants who can reach the wide range of local shops, bars and other amenities, whilst the trading location from the ground floor is established and sought after, benefiting from ample passing footfall and prominence to traffic entering and leaving the town.

Accommodation

No. 63 Ground Floor

Open plan reception or retail area – 8.20m x 4.94m maximum, with a glazed frontage which incorporates a recessed display entrance, character exposed brick wall and fireplace.

Office – 3.60m x 3.25m, accessed from the rear of the retail area with external door to the enclosed yard at the back. A further door leads through a small lobby to a Kitchen and WC

Outside

An enclosed rear yard.

No. 63a First Floor Flat

A comfortable flat including a living / dining kitchen, double bedroom, sitting room / bedroom 2, bathroom.

No. 63b Second Floor Flat

Comprising breakfast kitchen with dormer window, sitting room with dormer window, double bedroom, bathroom.

Tenure and Leases

The property is offered Freehold.

No. 63 - Ground Floor current rent £12,000 per annum (£1,000 pcm)

No. 63a – First Floor current rent £6,600 per annum (£550 pcm) periodic Assured Shorthold Tenancy

No. 63b – Second Floor current rent £6,000 per annum (£500 pcm) periodic Assured Shorthold Tenancy

Business Rates

The Valuation Office lists the property as Shop and Premises with a Rateable Value of £8,400, as from 1st April 2023.

Council Tax

Both flats have a Council Tax rating of Band A (Derbyshire Dales District Council).

Energy Performance Certificate (EPC)

EPCs are available upon request.

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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.

Services

All mains services are available to the property, which enjoys the benefit of gas fired central heating. No test has been made on the services or their distribution.

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, cross over the bridge and bear left onto Dale Road. No. 63 can be found on the left hand side after approx. 50m, identified by the agents For Sale board.

Viewing

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref FTM10916

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