

bothams <sup>1871</sup>



40-42 North Parade  
Matlock Bath, Matlock, DE4 3NS

£22,000 Per Annum



## 40-42 North Parade

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Substantial commercial premises situated in a prominent position in the heart of Matlock Bath

### 40-42 North Parade

A prominently situated retail unit of 1,141 square feet/ 105.989 sq. m. in the heart of Matlock Bath, providing excellent display frontage and extending back circa 70ft (21m+) providing an excellent array of retail space, also considered suitable for a variety of high street uses.

The property was previously occupied by a well-established gift shop, with the unit now only available upon the retirement of the previous tenant.

The premises comprise of an open plan ground floor retail unit with excellent frontage to North Parade, providing excellent potential to reconfigure if desired to create separate or additional areas.

The premises have a store room and WC facility, and are considered eminently suitable for continuing retail use, or for alternative uses such as office, café, beauty or other high street uses.

Available immediately please contact our office for further information or to arrange a viewing.







#### Location

Matlock Bath is an ever popular Derbyshire inland riverside resort village, nestling within the rocky banks of the picturesque River Derwent, which enjoys excellent visitor levels from far and wide.

Lying approximately 1.5 miles to south of the Derbyshire County administrative town of Matlock, along the main A6 trunk road passing through the village, it provides a regular destination for families, tourists and motorcycles, boasting a wide variety of well patronised eating establishments and an eclectic range of local shops.

Attractions include the Heights of Abraham with overhead cable cars, Gulliver's Kingdom, the Mining Museum, Matlock Bath Aquarium and Arcade, Derwent Amusements, and during certain times of the year the Riverside Illuminations and other activities are great attractions for many visitors.

#### Accommodation

Area Width Depth Area SQ.M. Area SQ.FT.

Window Frontage 3.62 x 0.854 3.091 33

Front Retail 5.596 x 4.196 23.481 253

Mid Retail 5.119 x 3.838 19.647 211

Mid-Rear 3.915 x 2.611 10.222 110

Rear Retail 4.779 x 6.944 33.185 357

Retail Room 3.938 x 2.725 10.731 116

Store Room 2.772 x 1.3 3.604 39

Rear Store 0.744 x 2.725 2.027 22

WC

Overall NIA 105.989 1141

#### Terms

Offered To Let' on new lease/leases term and terms negotiable.

Envisaged is a minimum three year lease to be granted effectively on full repairing and insuring terms in the Landlords standard modern form and in compliance with the principles of the Code for Leasing Practice - longer term in multiples of three years available by negotiation as required.

#### Insurance

Payable annually in respect of a contribution towards the Landlords property owner's insurance premium costs.

#### Possession

The premises are available immediately on completion of legal documentation and payment of any costs/ rent in advance required.

#### Services

Mains electricity, water and drainage services have previously been connected to serve the premises, please contact us to discuss any specific requirements for your desired use and to confirm the continuance of supply.

#### Local Authority

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, DE4 3NN

#### Non-Domestic Rates

Entered in the Rating List at £12,000 Rateable Value under the description of Shop and Premises.

N.B. A change of use may require a reassessment of the rateable value.

#### References

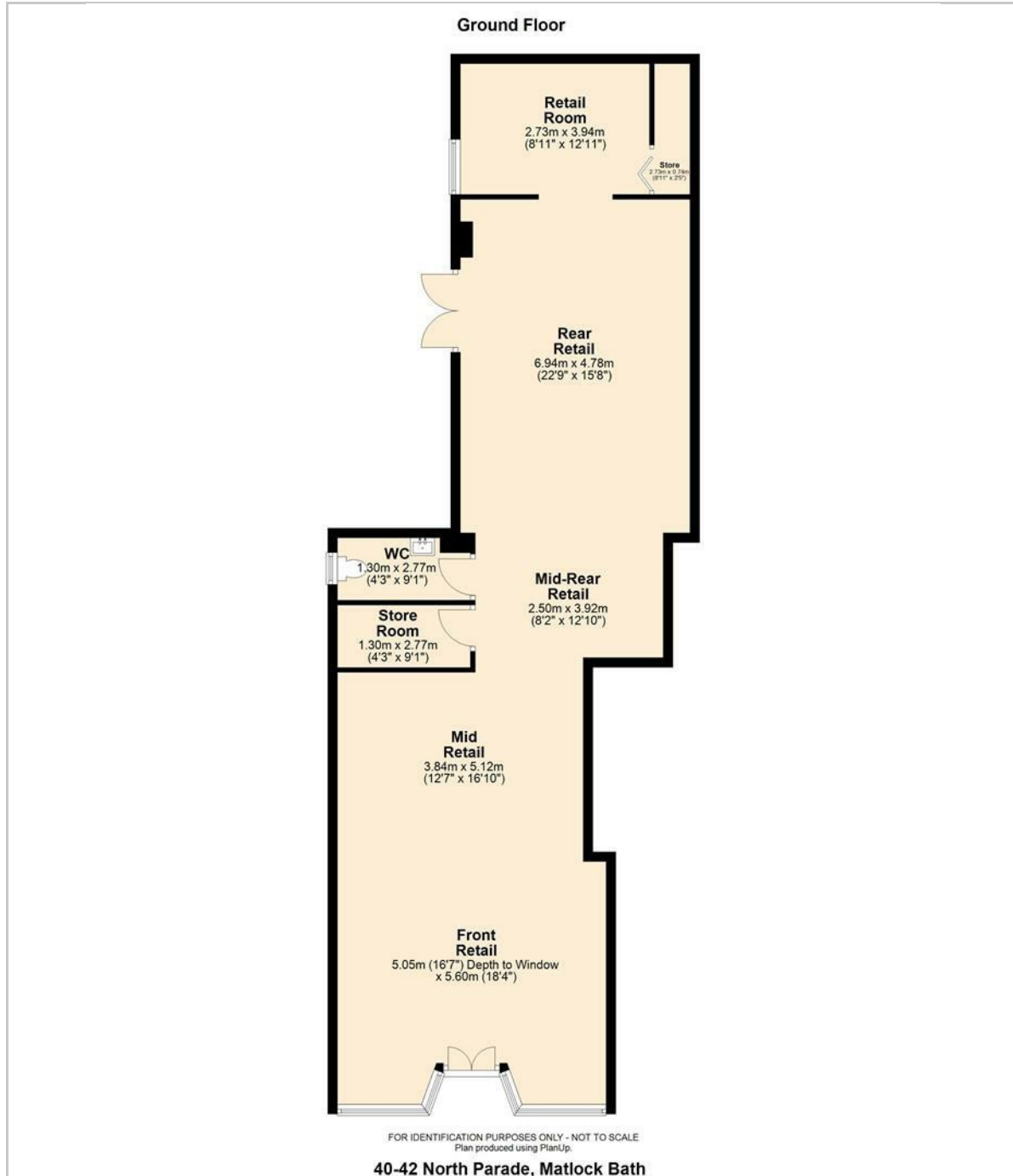
References will be required to include Bank/financial, two trade or two professional references in satisfactory terms - upon letting to a limited company three years audited trading accounts will be required for consideration, otherwise Directors sureties and/or suitable rent deposit may be required in confirmation of financial standing.

#### Costs

The incoming tenants will be expected to pay a contribution towards the Landlords legal costs plus stamp duty and V.A.T. As applicable in connection with the preparation and grant of the required new lease of £500.00 plus V.A.T. - payable upon agreeance of terms, the amount of which may be retained to defray abortive costs should the documentation be prepared and submitted and the tenants fail to proceed, or will be taken towards the first months rent.

Area	Width		Depth	Area SQ.M.	Area SQ.FT.
Window Frontage	3.62	x	0.854	3.091	33
Front Retail	5.596	x	4.196	23.481	253
Mid Retail	5.119	x	3.838	19.647	211
Mid-Rear	3.915	x	2.611	10.222	110
Rear Retail	4.779	x	6.944	33.185	357
Retail Room	3.938	x	2.725	10.731	116
Store Room	2.772	x	1.3	3.604	39
Rear Store	0.744	x	2.725	2.027	22
WC					
<b>Overall NIA</b>				<b>105.989</b>	<b>1141</b>

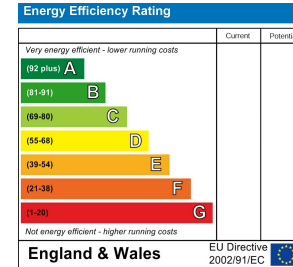
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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