

FOR SALE OR TO LET SOCIAL CLUB

THE CLUB (FORMER MATLOCK CONSERVATIVE CLUB)

6-10 Dale Road, Matlock, DE4 3LT



Key Highlights

- Vacant Social Club
- Town Centre Location
- A Road Frontage
- Single floor trading accommodation
- Car Parking
- Site extends to approximately 0.2 acres

SAVILLS MANCHESTER
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[savills.co.uk](https://www.savills.co.uk)

The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, with the 's' and 'i' in red and the remaining letters in black. It is positioned on a yellow rectangular background.

Location

The Property is located off Holt Lane in the town of Matlock, Derbyshire. Matlock is situated in the south-eastern part of the Peak District, 10 miles south west of Chesterfield.

The Property is situated in the town centre, with the rear of the club overlooking the A6 Dale Road at first floor level. The surrounding occupiers are commercial in nature being retailers or offices.

Property Description

The Property is located to the first floor of a former Market Hall and Assembly Room constructed in 1867. Due to the topography of the site there is a ground floor entrance to the rear from Holt Lane.

The main building is end terraced of stone construction beneath a pitched slate covered roof. From Holt Lane a single storey brick built extension, under a pitched slate roof, provides an entrance and access to trading accommodation which is the former Assembly Room.

To the front of the Holt Lane entrance there is car parking for approximately 16 vehicles.

Accommodation

The accommodation is arranged over a single storey and is laid out as follows:

Ground Floor

Entrance from Holt Lane leading into a reception with customer WC's. Within the entrance extension there is an office and meeting room.

From the reception a corridor leads to a games room and function room, which are to the first floor of the former Market Hall and Assembly Room. The function room is equipped with a bar servery, dancefloor and small raised stage area. To the rear of the bar servery is a small beer cellar and storeroom. There is an internal fire escape off the storeroom which leads to the ground floor retailers.

External

To the front there is a car park providing approximately 16 spaces.

Tenure

The Property is held freehold on the title number DY350551.

Asking Price

Offers are invited for the freehold interest in the Property or alternatively as rent on a Free of Tie basis for a fully repairing and insuring lease. VAT may be applicable.



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Planning

The Property is not listed but is within Matlock Bridge Conservation Area.

Rating

The subject Property is entered in the 2017 Rating List with a Rateable Value of £7,800.

Licensing

We understand that the Property traded with the benefit of a Club Premises Certificate.

Fixtures and Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc., will also be excluded.

Terms

The sale is to be in standard terms for a sale by Receivers with no guarantees or indemnities or warranties as to the Title or otherwise.

Legal Costs

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

Anti Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

Contact

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