



CAFÉ PREMISES

£15,000 P.A.X

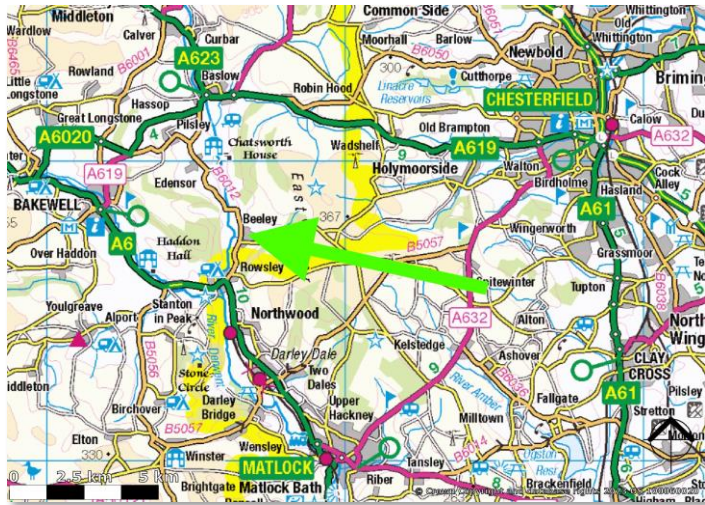
The Old Smithy,
Chapel Hill, Beeley
Matlock – DE4 2NR

- 1,033 sq ft (95.94 sq m)
- Attractive setting with extensive outside seating areas and secret garden
- Staff / customer parking space and good loading access
- Well laid out café premises with approx. 30 internal covers and room outside for many more
- Popular walking and cycling area

LOCATION

The premises are situated in Beeley Village at the southern end of Chatsworth Park.

The area is extremely popular with walkers, cyclists and holiday makers. In addition the café has been popular with residents from the surrounding area.



DESCRIPTION

Please see layout plan on the brochure/website.

Permitted opening hours:

Mon to Friday: 7am – 6pm

Saturday: 7am – 11pm

Sunday: 7am – 6pm

A number of fixtures and fittings will be included in the rental as can be seen on the photos. An agreed inventory will be appended to the lease.

ACCOMMODATION

Description	(sq.m)	(sq.ft)
Servery and Seating	73.97	796
Kitchen	17.16	185
Customer WCs and baby changing	4.82	52
TOTAL	95.94	1,033

LEASE TERMS

The property is available by way of a new lease on terms to be agreed at an initial rent of £15,000 per annum exclusive.

BUSINESS RATES

The premises have a rateable value of £11,750 from April 2023

The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit:

<https://www.gov.uk/calculate-your-business-rates>

VAT AND COSTS

Each party is to be responsible for their own costs. VAT will be payable on the rent.

EPC RATING - C

A full copy of the EPC will be available by request.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact -

Surveyor: **Philip Dorman**

Tel: 01629 888 268

Email: philip@rensurveyors.co.uk

DISCLAIMER

November 2023

These particulars are believed to be correct, however, their accuracy is not guaranteed, and you should make your own enquiries to verify the information herein. They do not form any part of any contract.



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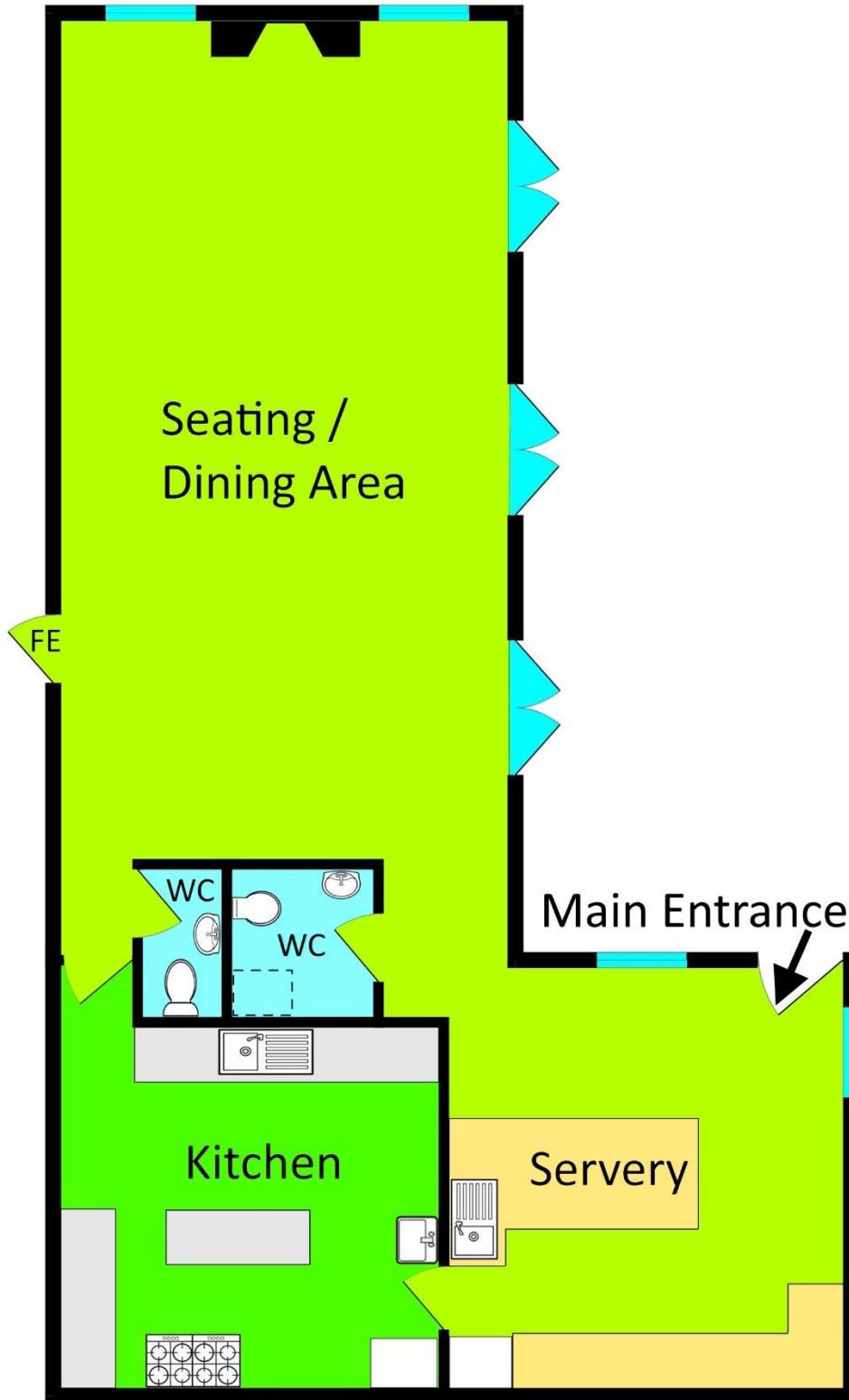
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Ground Floor



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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