



GRANT'S  
OF DERBYSHIRE

12 New Street, Matlock DE4 3DN  
Offers Around £190,000

We are delighted to offer for sale this most unique semi-commercial opportunity at this sought after location of New Street, a busy thoroughfare for passing trade, just a short distance from the centre of this popular market town of Matlock. This stone-built property comprises of a ground floor retail shop offering a number of potential uses along with a spacious two bedroom flat above. The ground floor shop comprises of two retail areas with a most useful dry cellar with WC. The flat, having its own separate access from ground floor level, is presented over two floors and comprises of a spacious living, dining and kitchen area, a three piece bathroom suite with shower and a double bedroom. On the second floor there is a principal bedroom with ensuite WC. Immediately to the rear there is a courtyard with two outbuildings, one a former outhouse, the other a lock up store. There is a bin store area for the flat and shop here too. The flat benefits from electric heating, uPVC double glazing and is extremely well presented throughout. This complete property would be most ideal for a business where the owners could live onsite. Viewing Highly Recommended. Virtual Tour of the flat available. An adjacent detached commercial building is also available by separate negotiation.

## Ground Floor Shop

### Front Retail Area/Office 18'0" x 14'9" (5.51 x 4.52 )

With uPVC double glazed door and large uPVC double glazed window to front and side aspects. Quality wooden flooring.

### Rear Retail Room/ Office 18'0" x 14'7" (5.49 x 4.45 )

With a wood laminate flooring and a uPVC double glazed window and door to the side aspect. Panel doors reveal a sink area and shelving. BT point, electric meter. A door in the inner lobby gives access to the

### Lower Ground Floor Cellar 14'9" x 14'9" (4.52 x 4.51)

Dry, with built-in shelving providing useful storage. There is a "Saniflow" WC and pedestal sink.

## The Flat - Accommodation

### Access From The Ground Floor

Entrance to the property is made via it's own part glazed uPVC double glazed door. The staircase leads off to the first floor landing where the first door on the right leads into the

### Living / Dining / Kitchen 14'11" x 14'9" Max (4.55 x 4.50 Max)

To one side of this room there is a range of fitted wall, base and drawer units with freestanding electric cooker, undercounter fridge and an inset stainless steel sink. The remainder of the room is carpeted, has a TV point and a uPVC double glazed window overlooking the town with super views towards Riber Castle.

### Bathroom 9'3" x 5'5" (2.82 x 1.65)

Fitted with a modern three piece suite comprising of panelled bath with electric shower over, pedestal sink

and low flush WC. There is a built in airing cupboard housing the immersion tank providing the hot water for the home. There is a ceramic tiled floor, heated towel radiator and an obscure glass uPVC double glazed window to the side aspect.

### Bedroom Two 9'7" x 9'2" (2.92 x 2.79)

With a uPVC double glazed window to the side aspect. The built in cupboard houses the electric meter and modern consumer unit.

## Second Floor

The staircase from the first landing rise up to the second floor. The door opens into

### Bedroom One 14'0" x 12'0" Max (4.27 x 3.66 Max)

A good size master bedroom with velux window to the front aspect providing rooftop views towards Riber Castle. A door opens to reveal the

### Ensuite WC 3'5" x 3'0" (1.04 x 0.91)

With a low flush WC and wash hand basin.

## Outside

Immediately to the rear of the property there is a courtyard, bin store, former WC and useful lock-up store.

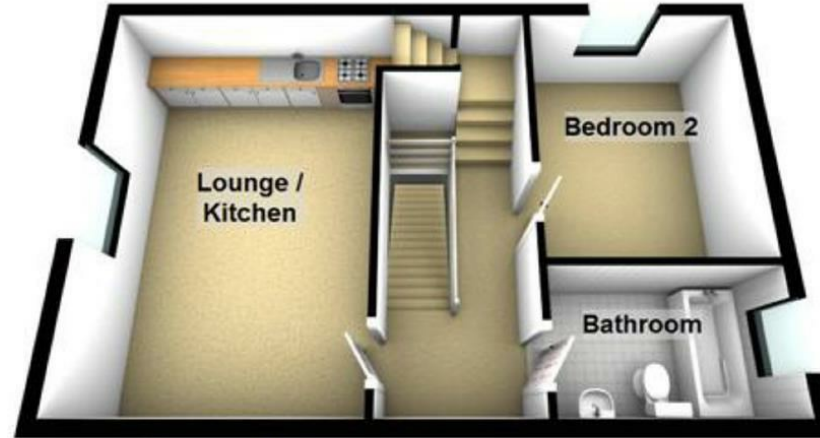
## Council Tax & Business Rates Information

We are informed by Derbyshire Dales District Council that the flat falls within Council Tax band A which is currently £1416 per annum (before any discounts). At the time of writing (April 2023) we understand that given the size of this unit, that this property should benefit from the government's small business rate scheme. We would advise any interested parties to contact Derbyshire Dales District Council to verify this, giving their own individual circumstances.



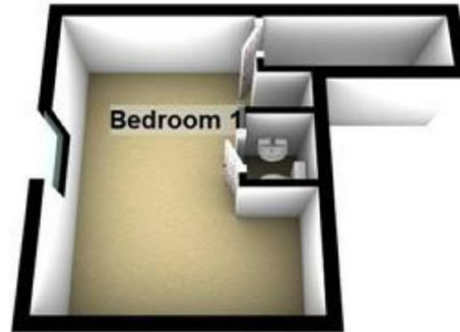
### First Floor

Approx. 42.9 sq. metres (462.3 sq. feet)



### Second Floor

Approx. 18.6 sq. metres (200.1 sq. feet)



### Ground Floor

Approx. 4.5 sq. metres ( 48.5 sq. feet)



Total area: approx. 66.1 sq. metres (711.0 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using The Mobile Agent.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

