



83-85 / 85a / 85b Smedley Street East, & 92 Bank Road - DE4 3FQ

Offers around £367,500







83-85 / 85A / 85B Smedley Street East & 92 Bank Road,

Matlock, DE4 3FQ

An excellent opportunity to purchase a mixed use investment property, situated on the north-east side of Matlock town centre, just half a mile from the high street shops and rail and bus links. Set over four storey's and extending to circa 2078 square ft in total, all four units (one retail & three residential) are well presented throughout and are all fully let with quality, long term tenants. Rent for the four retail units is passing in excess of £26,700 per annum, with the opportunity to increase return, subject to rent reviews.

The retail unit (83-85 Smedley St East) has two large display windows to the front aspect and whilst the current tenant is utilising this as dog grooming salon, it would suit a number of different retail/office professions, should the current tenant decide to vacate. The layout comprises of a main retail area with a door that leads to a kitchenette and storage area with separate guest WC (currently £525/month). 85a Smedley Street East is a one bedroom apartment consisting of an open plan living/dining/kitchen area with one double bedroom and a separate bathroom. 85a is located on the first floor (currently £525/month). 85b Smedley St East is a two bedroom apartment consisting of an open plan living/dining/kitchen area with one double bedroom, one single bedroom and a separate bathroom. 85b is located on the second floor (currently £525/month). 92 Bank Road is a one bedroom, lower ground floor duplex flat with the potential to accommodate a second bedroom if desired. The property briefly comprises; a large dining room, contemporary kitchen, snug/second bedroom and living room to the ground floor and one double bedroom and a bathroom to the first floor. This property also benefits from a good sized garden and patio area to the front of the house (currently £650/month).

- Buy-To-Let / Investment Opportunity - Four Properties Under One Title
- Ground Floor Retail Unit With Nil Business Rates,







83-85 Smedley Street East (Retail Unit)

From the pavement, a step leads to the part glazed wooden front entrance door and straight into the retail area.

Front Retail Area/ Shop Floor

17' 6" x 12' 2" (5.33m x 3.72m)

A good sized room with two large display windows to the front aspect. A door to the rear opens into the kitchenette and storage area.

Kitchenette & Storage Area

Fitted with two base units with a small work top over and a stainless steel sink with mixer tap. There is an under-stairs storage cupboard and a separate storage area. A door leads through to the guest WC.

Guest WC

7' 4" x 3' 3" (2.24m x 0.99m)

With a dual flush WC and pedestal wash hand basin. There's a glazed sash window to the rear aspect.

85a Smedley Street East (Residential)

Accessed from Smedley Street East, a communal wooden front entrance door leads into the communal entrance hallway. Stairs rise to the first floor where 85a is located. A wooden panelled door opens into the entrance hallway.

Entrance Hallway

With doors that open to the open plan living/kitchen/dining area, bathroom and bedroom. Further doors open to two large storage cupboards, ideal for household items.

Open Plan Living/Dining/Kitchen

9' 5" x 20' 9" (2.88m x 6.32m)

A contemporary room with two front aspect sash windows which overlook Smedley Street East and a wooden laminate floor covering. The living /dining area of this room has ample space for large items of furniture and the kitchen area is fitted with a good range of cream shaker style, wall, base and drawer units with a granite effect worktop over. There's a stainless steel sink with mixer tap over, an electric oven and electric four ring hob with extractor hood over. There's also space and plumbing for an automatic washing machine and further space for a tall free-standing fridge/freezer.

Bedroom
11' 1" x 13' 3" (3.39m x 4.04m)
A spacious double bedroom with two rear aspect sash windows which have lovely views over the neighbouring converted chapel and Derbyshire hills beyond.

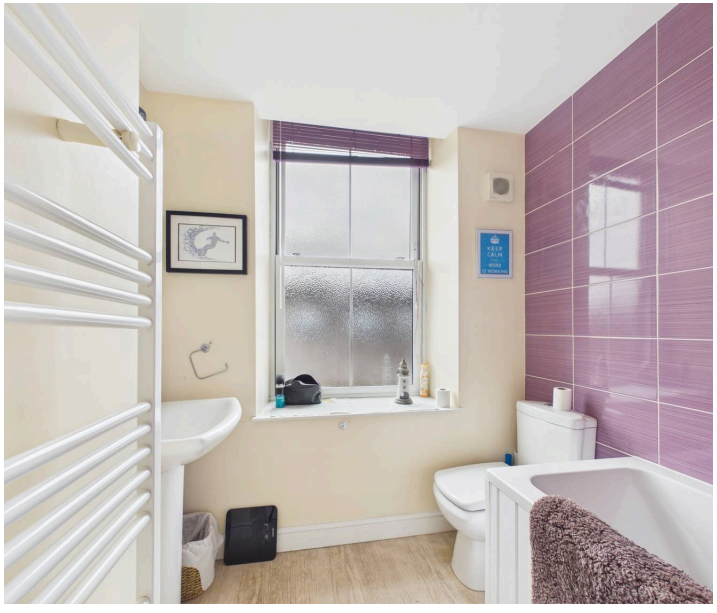
Bathroom
7' 9" x 5' 9" (2.35m x 1.75m)
A part tiled room with contemporary lilac tiles, wood effect vinyl floor covering and a rear aspect sash window with obscured glass. Fitted with a three piece suite consisting of dual flush WC, pedestal wash hand basin and 'P' shape panelled bathtub with mains shower over. This room also has a ladder style heated towel rail and an extractor fan.

85b Smedley Street East (Residential)
Also accessed from Smedley Street East and via the communal wooden front entrance door. This time, taking both sets of stairs to the second floor, where the wooden panelled entrance door to 85b can be located. This opens into the entrance hallway of the apartment.

Entrance Hallway
With doors that open to the open plan living/kitchen/dining area, bathroom and both bedrooms. There's also an over-stairs storage cupboard, ideal for household items or linen.

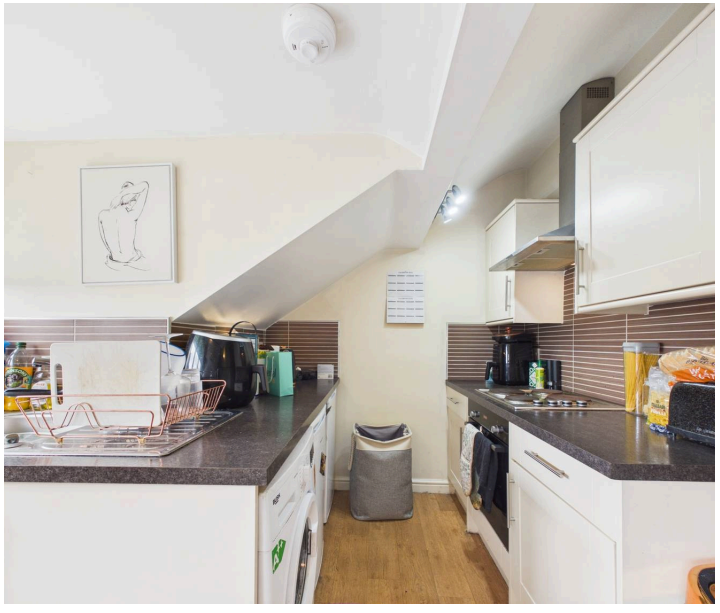
Open Plan Living/Dining/Kitchen
9' 3" x 19' 4" (2.83m x 5.89m)
A modern room with two, three pane rear aspect windows which provide the most spectacular panoramic views of the surrounding countryside. The living /dining area of this room has ample space for large items of furniture and has recently been updated by the current tenant including a new carpet. The kitchen area is fitted with a good range of cream shaker style, wall, base and drawer units with a granite effect worktop over. There's a stainless steel sink with mixer tap over, an electric oven and electric four ring hob with extractor hood over. There's also space and plumbing for an automatic washing machine and further space for an under-counter fridge and freezer.













Bedroom One
9' 8" x 12' 8" (2.94m x 3.87m)
A spacious double bedroom with a front aspect Velux roof light window.

Bedroom Two
9' 7" x 6' 6" (2.93m x 1.98m)
Of single proportion with a front aspect Velux roof light window, currently used for storage but with enough space for a single bed if desired. This room would also make a fantastic office or dressing room.

Bathroom
6' 2" x 5' 10" (1.89m x 1.78m)
A part tiled room with contemporary lilac tiles and wood effect vinyl floor covering. This room is fitted with a three piece suite consisting of dual flush WC, pedestal wash hand basin and panelled bathtub with mains shower over. This room also has a ladder style heated towel rail and an extractor fan.

92 Bank Road (Residential)
From Bank Road, a small pathway leads to a wooden garden gate and into the front garden of no.92. A paved pathway leads the front patio area and in turn, the part glazed wooden entrance doorway, which opens into a small open plan porch with inlaid door mat. This then leads into the open plan dining room.

Dining Room
15' 1" x 10' 4" (4.60m x 3.14m)
A large open plan space with attractive wood-effect laminate flooring. There is a double glazed uPVC sash window to the front aspect and a storage cupboard that also houses the Ideal combi boiler. A door leads into the living room and an opening into the kitchen.

Kitchen
11' 8" x 8' 10" (3.55m x 2.70m)
A modern area with a good range of white gloss wall, base and drawer units with a complimentary laminate worktop and red tiled splashbacks. There is a stainless steel sink and drainer with mixer tap over, an electric oven with four ring electric hob and extractor hood, plus space and plumbing for a washing machine and space for an undercounter fridge and freezer. An opening leads into the snug/second bedroom.

Snug/Bedroom Two
11' 9" x 10' 4" (3.59m x 3.15m)
A good sized room with a continuation of the laminate flooring from the kitchen and dining room. This room offers versatility and has previously been used as a second bedroom, a separate dining room and a home office. There is a cupboard that houses the gas meter.

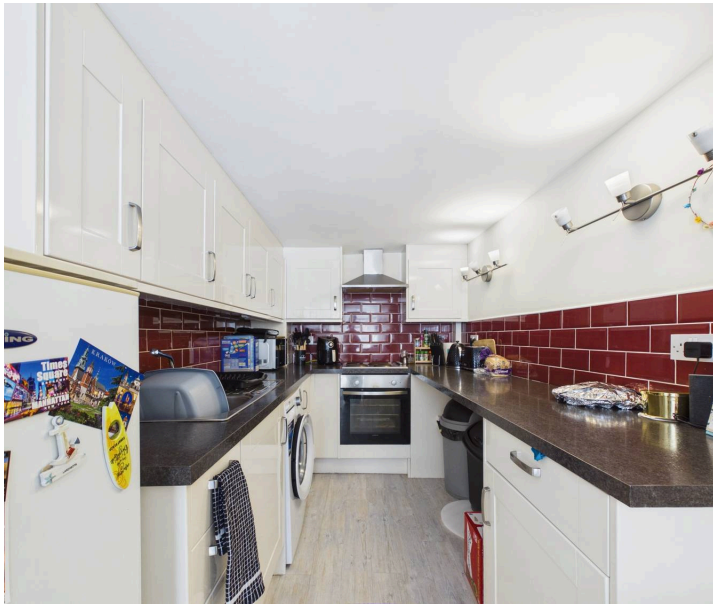
Living Room
14' 9" x 8' 8" (4.50m x 2.65m)
A cosy room with a beautiful, stone decorative fireplace with tiled hearth. There is a double glazed uPVC sash window to the front aspect and handy under stairs storage space.

First Floor
A staircase rises from the dining room to the first floor landing with doors which open into the bathroom and the bedroom.

Bathroom
8' 5" x 4' 11" (2.56m x 1.50m)
With a modern, white three piece suite comprising a panelled bath with thermostatic shower over, a dual flush WC and a pedestal wash hand basin with a mirrored cabinet above. There is an obscured glass double glazed uPVC sash window to the front aspect and vinyl flooring.

Bedroom
11' 7" x 10' 0" (3.52m x 3.06m)
A light and airy double bedroom with carpet to the floor and a double glazed uPVC sash window to the front aspect overlooking the converted chapel nearby.













Garden

The only property which has outside space is 92 Bank Road - Situated to the front of the property there's a paved patio area, ideal for that morning cup of tea and beyond this, a good sized garden area which is currently laid with slate chippings but could easily be landscaped if desired.

Directional Notes

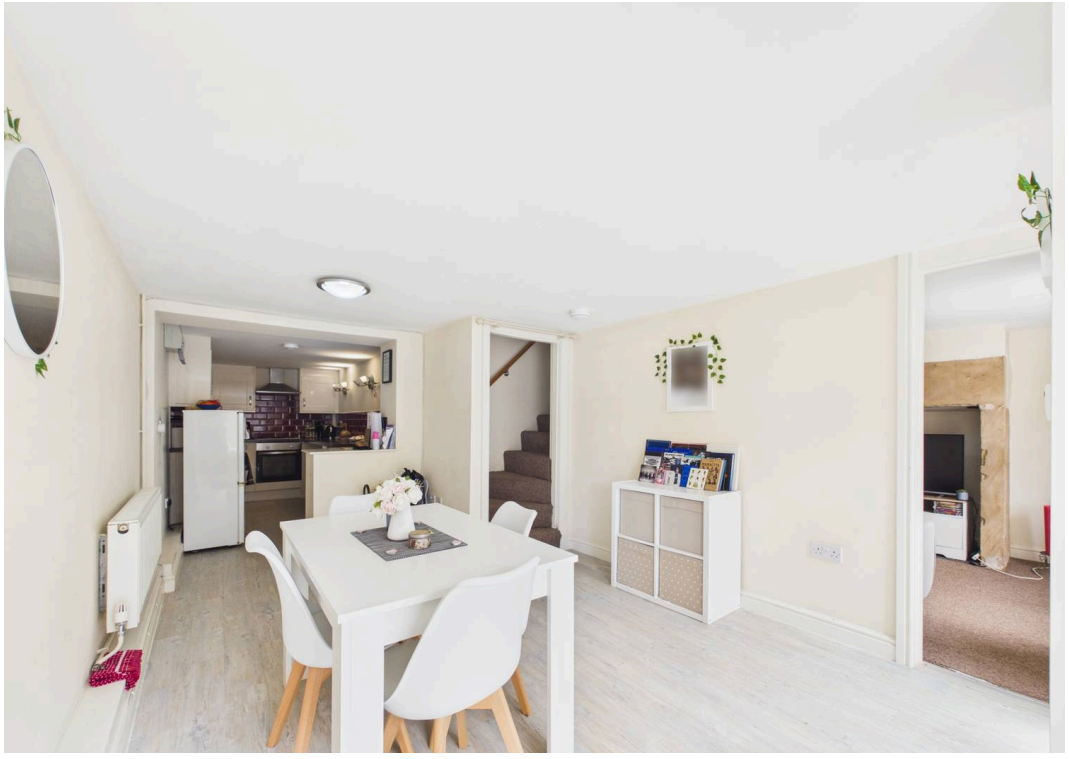
From Matlock Crown Square, take Bank Road beyond the County Offices and turn right onto Smedley Street East. After approximately 50 metres, 83-85 Smedley Street East and the two flats 85a & 85b Smedley Street East can be found on the right hand side. 92 Bank Road is located behind these properties which our agent will direct you to upon viewing.

Council Tax Band Information & Business Rates

We are informed by Derbyshire Dales District Council that the three apartments (85a Smedley St East, 85b Smedley Street East and 92 Bank Road) fall within Council Tax Band A which is currently £1646.75 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2026/2027. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March. We are informed by Derbyshire Dales District Council that given the size of the retail unit (83-85 Smedley Street East), it will likely qualify for full small business rates relief.

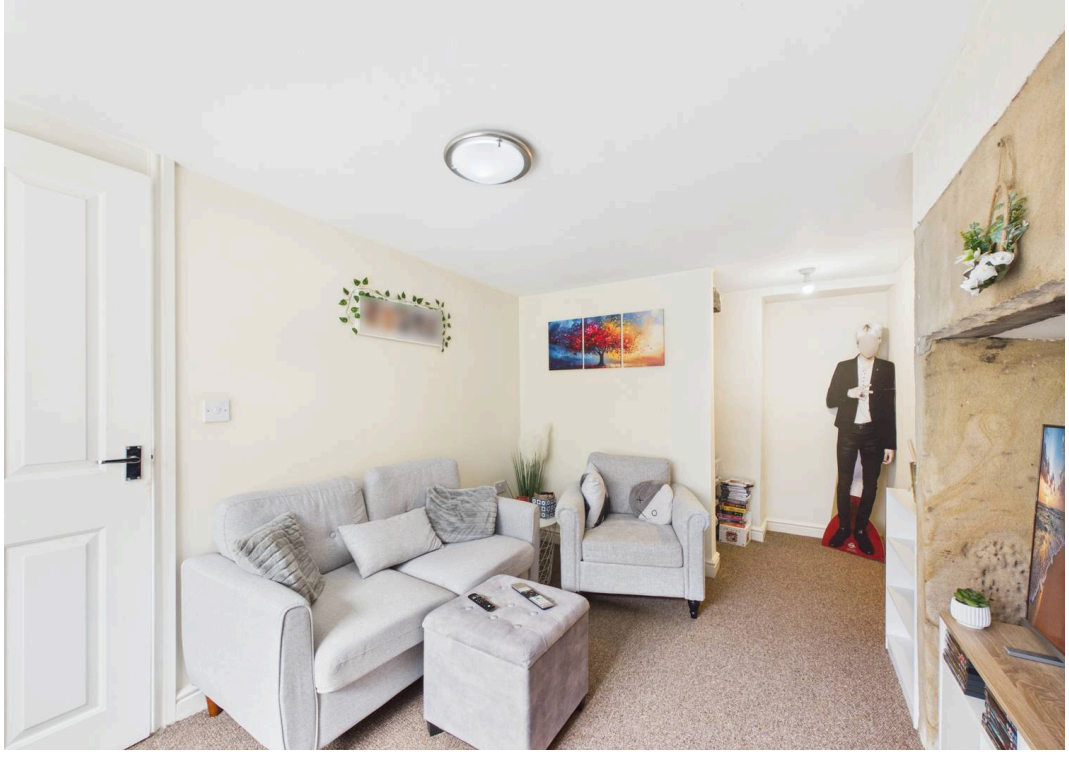
Freehold

Please note, this is not a leasehold property. The current owners own the freehold title to the whole of the building (all four properties).

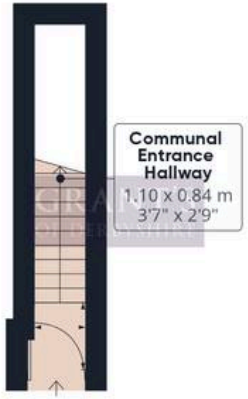




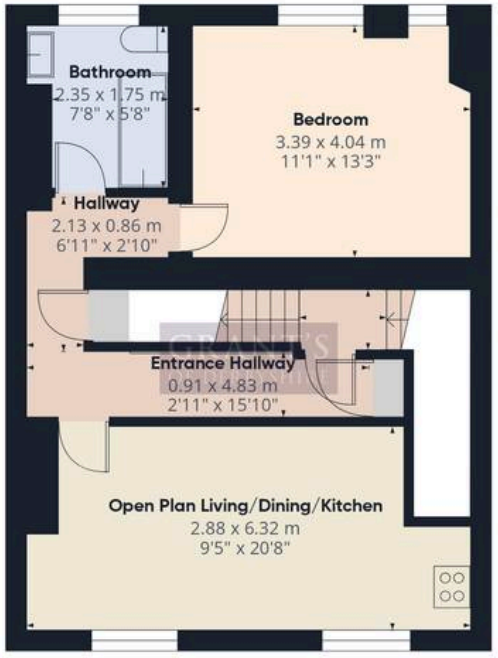





WC
2.24m x 0.99m
7'4" x 3'2"
Retail Space
4.60 x 3.11 m
15'1" x 10'2"



Floor 0



Floor 1



Floor 2

Approximate total area(1)

93.7 m²

1010 ft²

Reduced headroom

5.8 m²

63 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Floor 1

N E W S

Approximate total area(1)

64.6 m²

695 ft²

Reduced headroom

0.6 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given as to their condition. The deeds have not been inspected by the writer 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.