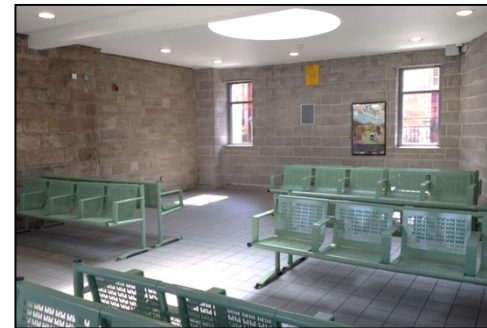


# TO LET (MAY SPLIT)

## Former Bus & Rail Interchange Waiting Room

Matlock Bus & Rail Interchange Building,  
Matlock, Derbyshire DE4 3NA

CELEBRATING **25** YEARS OF PROPERTY  
CONSULTANCY



## Rent: £15,000 p.a.x

- Retail opportunity at Matlock Bus and Rail Interchange, on the fringe of the town centre with easy pedestrian access to Dale Road and Crown Square.
- The footfall for the year 2016/17 for Matlock station was recorded at approximately 222,000 (for East Midlands Train services only), with spikes in usage over Spring/Summer and for the Christmas markets.
- The property provides a total Net Internal Area of approximately 63.37m<sup>2</sup> / 682 sq. ft.
- Pre-application planning advice indicates that a change of use would be supported for Use Classes A1 to A5 (Shops, Financial & Professional Services, Restaurants & Cafés, Drinking Establishments and Hot Food Takeaways).



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## Location

Matlock is a popular Derbyshire Town situated in the historic Derwent Valley on the A6 trunk road. The town accommodates the administrative headquarters of Derbyshire County Council and Derbyshire Dales District Council. Additionally, Matlock is close to the Peak District National Park and the White Peak Trails + Cycle-Routes.

The premises is located at Matlock Bus and Rail Interchange, on the fringe of the town centre with easy pedestrian access to Dale Road and Crown Square.

The main town centre car park is immediately to the north of the site and the railway station (with East Midlands Trains [EMT] services to Derby and through to Nottingham and Peak Rail heritage railway services) is immediately to the west.

## Description

The property was constructed as a bus and rail interchange waiting room in the mid 2000s. The accommodation was originally designed to complement the adjoining goods shed and surrounding period buildings but is now considered to be under used.

The property is of masonry construction with gritstone elevations and a fully glazed frontage comprising double glazed aluminium windows and automated sliding doors, surmounted by a flat roof with a large domed opaque skylight.

Internally, the property benefits from quarry tiled flooring, painted plastered, block and stone walls together with a painted plaster board ceiling and inset spot light fittings.

## Accommodation

The subject property comprises:

**Net Internal Area:** 63.37m<sup>2</sup> / 682 sq. ft.

## Planning

Pre-application planning advice indicates that a change of use would be supported for Use Class A1 to A5 (Shops, Financial & Professional Services, Restaurants & Cafés, Drinking Establishments and Hot Food Takeaways).

## Lease Terms

The premises are available by way of a new full repairing and insuring lease for a flexible term of years subject, where appropriate, to 3 or 5 yearly rent reviews.

## Rent

The premises are available to rent at £15,000 per annum exclusive of business rates and all other outgoings.

## Services

It is understood that mains electricity, water and drainage are connected to the property.

## Rates

The property is yet to be assessed for rating purposes. Interested parties are advised to contact the marketing agents to gain an indicative figure.

## VAT

VAT is applicable at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.



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## Energy Performance Certificate

An EPC has been commissioned for the property and will be included within these particulars once received from the Registered Assessor.

## Anti-Money Laundering Policy

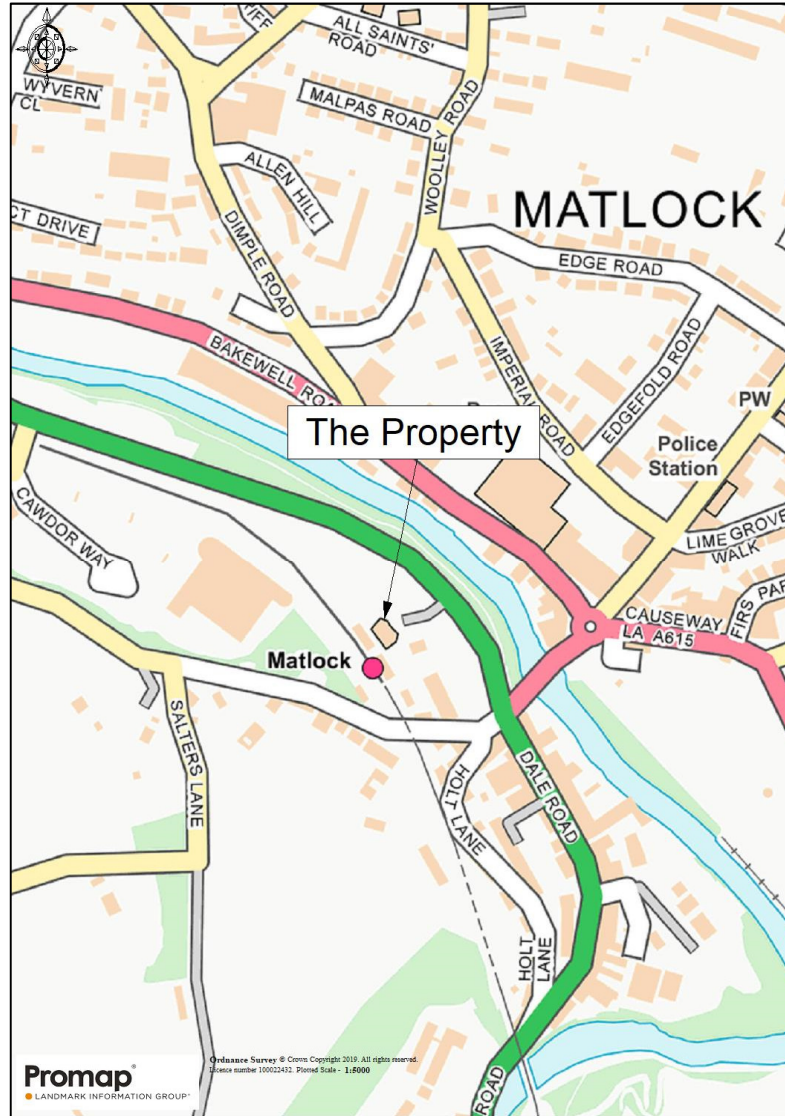
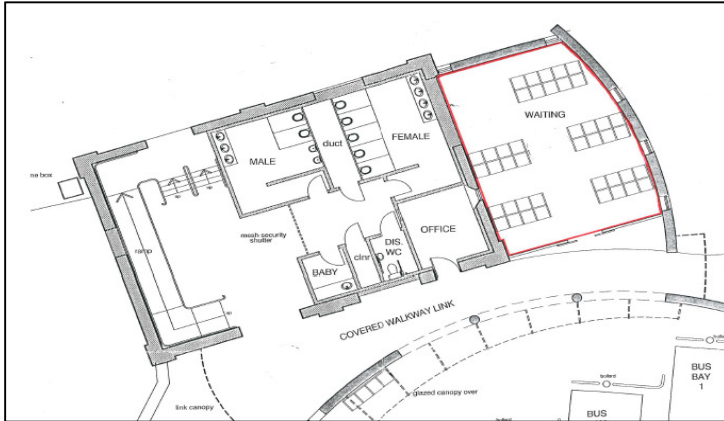
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

## Viewings

The available space can be viewed at any time. However, to discuss the opportunity further please contact sole agents, Salloway:-

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### This brochure is intended to be a guide only so please read these important notes:

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