

11 Causeway Lane | Matlock | DE4 3AR

Rare retail unit in prime location in Matlock

White boxed to a high standard

99.78m²
(1,074ft²)

- Ground floor sales - 642ft²
- First floor ancillary - 432ft²
- Rent - £21,000 per annum exclusive
- E Class premises
- Suitable for retail or F&B
- Prime location with adjacencies including **Birds Bakery, Boots Chemist, Superdrug, Costa Coffee, Nationwide** and more



TO LET



Location



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Location

Matlock is a popular Derbyshire town located approximately 10 miles north of Derby with a population estimated at around 10,000. Matlock boasts a thriving retail and F&B economy, with representation from various national multiples including Loungers, Marks & Spencer, Costa Coffee, Boots Chemist, Superdrug, alongside a host of good quality regional and independent operators.

The subject property is located on Causeway Lane, which is the prime pitch within Matlock. The town benefits from strong tourist trade, as well as an affluent local catchment. There are various pay & display car parks serving the town centre.

The Property

The premises comprises a two storey mid terrace retail unit. The ground floor provides open plan accommodation and benefits from full height glazed frontage and has recently been white boxed to a high specification. There is further ancillary accommodation located on the first floor, accessed via an internal stairwell and a shared yard to the rear.

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.





Accommodation

The property comprises the following approximate areas:-

Floor	m ²	ft ²
Ground floor sales	59.64	642
First floor ancillary	40.14	432
Total	99.78	1,074

Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:-

£21,000 per annum exclusive

VAT

VAT is applicable at the prevailing rate.

