

# To Let

8 Snitterton Road, Matlock, DE4 3LZ

For further information  
please contact:

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## Location

Matlock is a town situated at the south eastern edge of the Peak District. 9 miles south west of Chesterfield, 19 miles north of Derby and 20 miles south of Sheffield with a population of c 9,500.

The town's central location makes it a popular destination for tourists exploring the Peak District and Derbyshire

The subject property occupies a standalone position at the end of Dale Road in close proximity to the towns train station.

## Description

The property is arranged over ground, basement and first floors. The property offers excellent potential to be used for a variety of uses.

## Lease

The property is available by way of an assignment of the existing lease expiring 23 June 2025.

## Passing Rent

£13,438 per annum exclusive.

## Accommodation

Ground Floor	1,552 sq ft	144.23 sq m
Basement	174 sq ft	16.14 sq m
First Floor	1,030 sq ft	95.72 sq m

## Business rates

The property is assessed for rates as follows:

**Rateable value:** £14,250  
**Rate in £ (2018/19):** 48.0p  
**Rates Payable:** £6,840

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Planning

The property currently has the benefit of A2 (Financial Services) planning consent but is also suitable for A1, (Shops) and A3 (Cafes & Restaurants) uses STPP.

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

E 116. The EPC certificate is available on request.

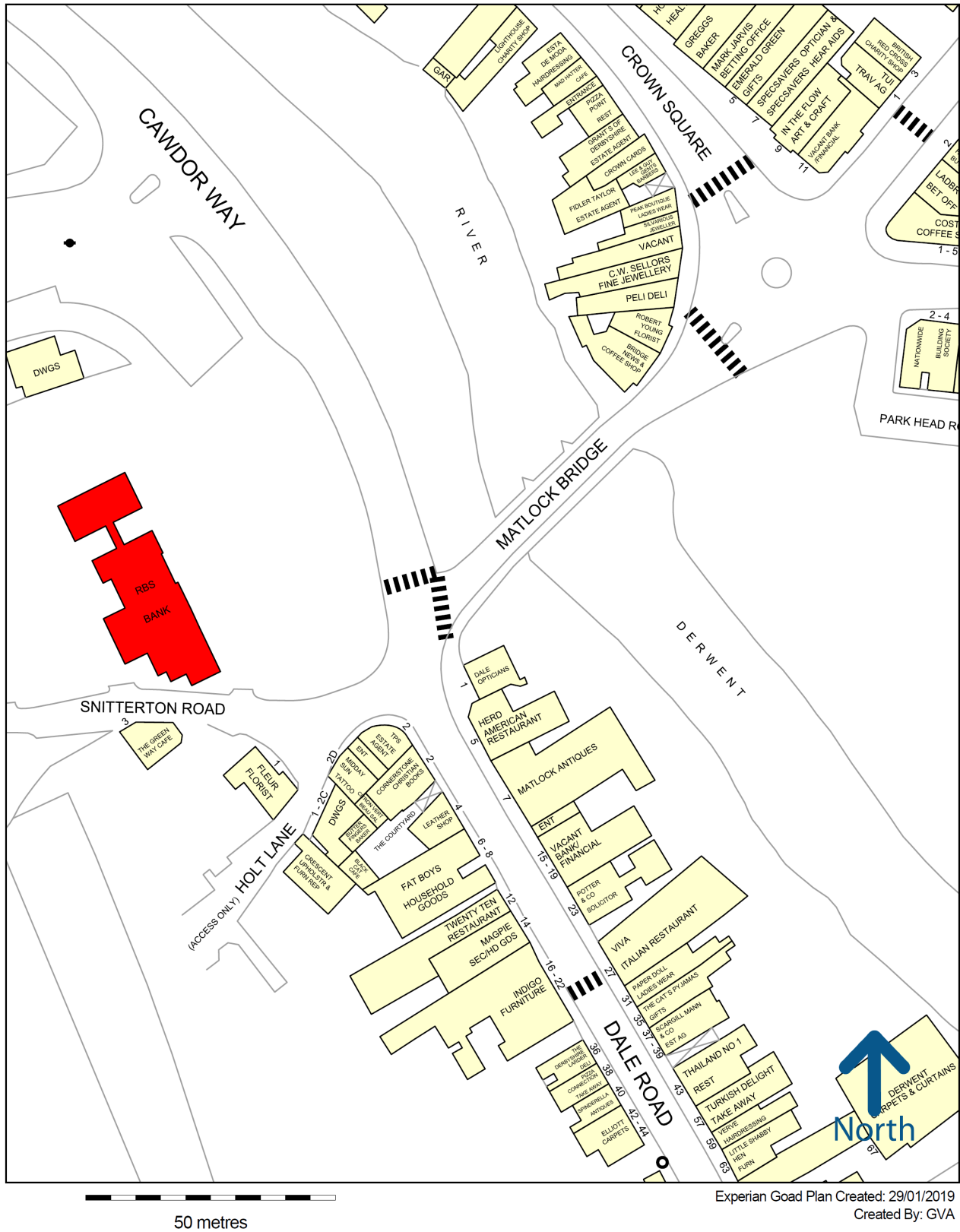
## VAT

VAT if applicable will be charged at the standard rate.

## Viewing

Strictly by prior appointment with the sole agents.

0121 236 8236  
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