

Property Consultants



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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

Derby Road, Cromford, Matlock, DE4 3RN



- **Former Car Showroom/Convenience Store**
- **High Profile Location on Derby Road (A6)**
- **Suitable for a Variety of Uses**
- **Showroom – 1,250 Sq ft + Canopy 533 Sq ft**
- **Immediately Available**
- **To Let on a New Lease**

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LOCATION

The premises occupy a very prominent location fronting Derby Road (A6), the main route between Matlock and Derby close to the High Peak junction. Located approximately 3 miles to the south of Matlock The property benefits from its proximity to the Derbyshire Dales.

Matlock Bath and Matlock are the nearest villages providing local shops, amenities and are popular tourist spots.

DESCRIPTION

The premises accommodates a former car showroom along with a covered canopy area, on a larger site which incorporates a GULF Petrol station and a motor repairs workshop. There is a roller shutter providing vehicular access from the canopied area into the showroom. Internally the showroom benefits from a large open plan area, which could utilised for a variety of uses. In addition to this there is a reception area along with a WC. There is a separate pedestrian access and the unit benefits from shutters. That could be glazed to provide further enclosed space.

ACCOMMODATION (Approx gross internal areas)

Showroom	1,250 sq. ft	116 sq. m
Canopy	533 sq. ft	49.5 sq. m
Total	1,783 sq. ft	165.5 sq. m

RATING

According to the 2023 Rating List on the Internet, the premises are assessed as follows: -

Shop & Premises	R.V. £6,100
Car Showroom	R.V. £2,250



ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

RENT

£27,500 per annum. VAT will not be payable on the rent.

LEASE

The premises are available to let by way of a new full repairing and insuring lease.

RENT DEPOSIT

A rent deposit maybe required as a bond over the term of the lease.

PLANNING

The unit has previously been occupied as both a Showroom and Convenience Store. We consider both uses acceptable.

Other uses would be considered subject to planning.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

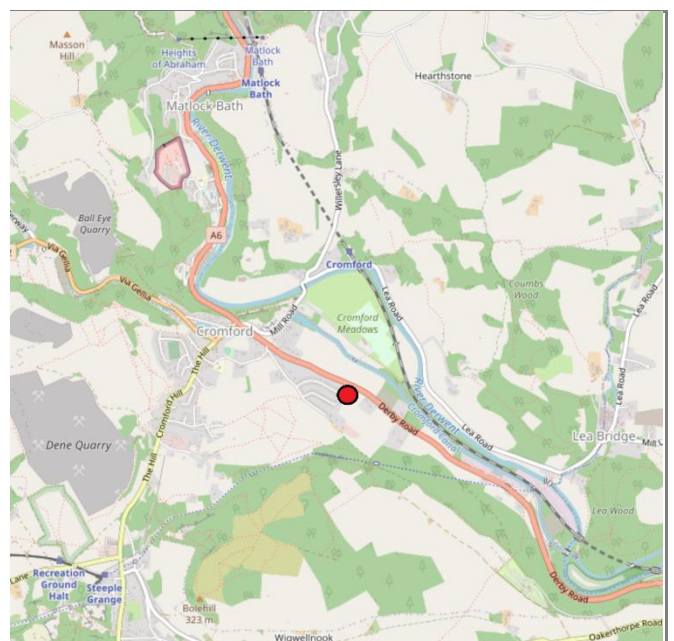
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below.

Mark Holmes – Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY

March 2023