



**‘TO LET’**

**AS A WHOLE OR IN TWO SECTIONS**

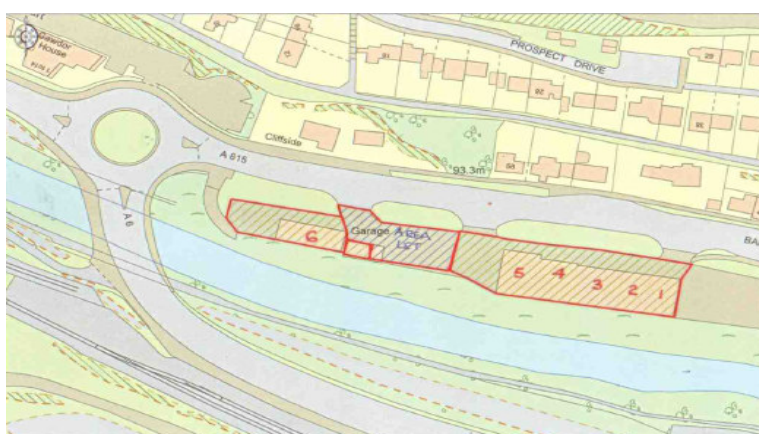
**WORKSHOP AND  
WORKSHOP AND SHOWROOM FACILITIES  
43 BAKEWELL ROAD  
MATLOCK  
DE4 3AU**



**Area 6**



**Areas 1-5**



**Disclaimer:**

These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars.

The premises can be split into two distinct sections. The first numbers 1 – 5 on the attached plan relating to the 3 Showrooms, reception and office area and Workshop, to the east. The second the workshop to the west numbered 6 on the plan. The former petrol filling area marked blue has been let as a car wash.

**LOCATION:**

The premises have the benefit of a prominent main road position fronting Bakewell Road, Matlock.

They are situated directly adjacent to a new bridge giving access over the river to Sainsburys Superstore to the south.

**DESCRIPTION:**

The premises are of steel frame construction with mono pitched roof and profile cladding external sheets and breeze block inner leaf. The premises have the benefit of a burglar alarm and comprise: -

- |                      |  |
|----------------------|--|
| <b>1. Showroom 1</b> | 44'0" x 48'9" : Area 2,152 sq ft/ 199.9 m <sup>2</sup> |
| Mezzanine Over       | 14'6" x 25'0" : Area 365 sq ft/ 33.9 m <sup>2</sup>    |

Male Female & Disable WC facilities  
 Front length windows to the front elevation

- |                      |  |
|----------------------|--|
| <b>2. Showroom 2</b> | 41'3" x 48'6" plus<br>25'4" x 4'0" : Area 2,038 sq ft/189.3 m <sup>2</sup> |
|----------------------|--|

Full length display windows to front elevation

- |                      |   |
|----------------------|---|
| <b>3. Showroom 3</b> | 48'2" x 29'2" : Area 1,407 sq ft/130.7 m <sup>2</sup> |
|----------------------|---|

Quarry tiled floor  
 Electrically operated roller shutter door  
 Suspended ceiling with inset lights  
 Disable & Male WC facilities  
 Cleaners Cupboard  
 Full length display windows to front elevation

- |                                   |  |
|-----------------------------------|--|
| <b>4. Reception &amp; Offices</b> | 39'5" x 53'3" : Area 2,105 sq ft/195.5 m <sup>2</sup><br>(Overall) |
|-----------------------------------|--|

Full length display windows to front elevation  
 Paramatic oil fired boiler  
 Kitchen to rear – stainless steel sink unit  
 Flowsure Oil boiler

**5. Workshop** 39'8" x 57'6" : Area 2,292 sq ft/212.9 m<sup>2</sup>

Quarry tiled floor  
Five up and over glazed doors  
Full length display windows to front elevation  
Brick built with steel frame mono-pitch roof

Externally

Parking facilities for 1 disabled vehicles and 7 other spaces

Single Storey Brick building containing office 15'7" x 13'6" : Area 216 sq ft/20.06 m<sup>2</sup>

Store Room/Office 8'9" x 5'7" : Area 51 sq ft/4.73 m<sup>2</sup>

WC low level suite

Externally there is further parking for up to 20 vehicles.

**Lease Details:**

The overall premises are held by way of a Lease for a term of 25 years expiring on the 1<sup>st</sup> March 2024.

Our clients seek to sub-let the area as detailed above and identified on the attached Ordnance Survey sheet extract by way of a Lease for a term to be agreed on a full repairing and insuring basis.

The former petrol filling station area marked blue has been let as a car wash.

**Rateable Value:**

The premises will need to be reassessed for rating purposes.

**Rent:**

£58,000 per annum.

**Costs**

Both parties to bear their own costs involved in the transaction.

**6. Entrance door to:**

**MOT Bay with rolling road**

Office 7' x 14' 4" : Area 101 sq ft

**Workshop 1** 43' 7" x 14' 10" : Area 651 sq ft  
up-and-over door and hoist

**Workshop 2** 29' 4" x 26' 8" : Area 788 sq ft  
Up-and-over door

Heating to the workshops is by way of two Powr Tool ducted blower heaters.

Access to mezzanine area 7' 3" x 28' 8" plus 15' 7" x 4' 3" : Area 278 sq ft

There is an internal corridor from the entrance office containing Male Female & Disable WC facilities

Externally there is a tarmacadam yard : The area more particularly identified on the attached ordnance survey sheet extract.

**Rateable Value:**

The premises are assessed for rating purposes at Rateable Value £5,300

**Rent:**

£7,000 per annum

**Viewing:**

Strictly by appointment with the agents:

Mr Gavin Black  
Gavin Black & Partners  
184 Portland Road  
Jesmond  
Newcastle upon Tyne  
NE2 1DJ

Tel: 0191 230 2777  
Fax: 0191 232 7374  
Mobile: 07712 868 655  
Email: [gavin@gavinblack.co.uk](mailto:gavin@gavinblack.co.uk)