



Chartered Surveyors

# 9 Firs Parade

Matlock, Derbyshire,

Retail premises – To Let

Rent: £10,250 pax



Superbly appointed Double Fronted Retail unit to Let

- Ideally Situated in the Centre of Matlock
  - Traffic & Pedestrian Crossing



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# 9 Firs Parade, Matlock, Derbyshire

## Location

Number 9 Firs Parade is situated within the heart of the bustling town of Matlock, just off the A615. Ideally situated in this central shopping and retail area with Railway Station and Bus Station within a ten minute walk.

## Description

Number 9 Firs Parade is a single storey shop unit with double fronted sales window and storage area to the rear.

## Accommodation

### Ground Floor

Retail Area	319.5 sq. ft.	29.68 sq. m
Rear stock room	119.73 sq. ft.	11.12 sq. m
Kitchen, Store & WC	118.9 sq. ft.	11.05 sq. m

(stated dimensions are approximate and for guidance only)

## Services

Mains water, electricity and drainage are connected.

## Planning

Established use – Retail sales

## Business Rates

Taken from the VOA web site - rateable value £9,821. A Business occupying the premises may qualify for 100% Small Business Rates relief.

## Terms

Full Repairing and Insuring terms – 5 years minimum lease.

Tenant responsible for Landlords Legal costs of preparing the lease.

## Rent

£10,250 per annum exclusive. (VAT may apply)

## EPC Rating

The EPC rating for this property is E

Certificate Ref No. 0080-5987-0374-2480-8040

## Viewing

Strictly by prior appointment through Joint Agents Milner Commercial.

Contact Peter Milner  
Milner Commercial  
[phm@milnercommercial.com](mailto:phm@milnercommercial.com)  
01332 734 734

Sally Botham  
[enquiries@sallybotham.co.uk](mailto:enquiries@sallybotham.co.uk)  
01629 760 899



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Number 1 Melbourne Business Court, Millennium Way, Pride Park, Derby DE21 4BB | Tel: 01332 734 734 | Fax: 01332 730 013 |  
Email: [info@milnercommercial.com](mailto:info@milnercommercial.com)