

**6 WEEK COMPLETION**



**SITUATION**

Located directly off the A615 Causeway Lane within the town centre and amongst such multiple retailers as **British Heart Foundation, M & Co, Blockbuster, Mind, Sue Ryder, Co-Op Food, Iceland** and opposite a proposed retail development.

Matlock is on the edge of the picturesque Peak District midway between Sheffield and Derby and only 11 miles from M1 (Junction 28).

**VAT is payable in respect of this Lot**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 9 (Ground Floor Shop)	Gross Frontage 18'9" Internal Width 17'7" Shop & Built Depth 41'0" WC	<b>Sean and Carole Ltd (Jewellers) (with guarantors)</b>	20 years from 25th December 1997	£10,250	FRI <b>Rent Review December 2012 (Outstanding)</b> There is a £2,375 rent deposit held.
Nos. 9/19 (First Floor Offices)	NIA Approx 2,130 sq ft Plus Kitchenette, Ladies/Gents WCs (GIA Approx 3,120 sq ft)	<b>VACANT</b>			<b>Note: There may be potential to convert the offices to residential use, subject to obtaining the necessary consents by way of recent Permitted Development</b>

**£10,250 p.a. plus Vacant 2,130 sq ft Offices**

<b>TOTAL</b>	<b>£10,250 plus vacant 2,130 sq ft offices</b>
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**VENDOR'S SOLICITORS**  
Israel Strange & Conlon – Tel: 020 7833 8453  
Ref: M. Conlon Esq – Email: karen@isclawyers.co.uk

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts