



Tenure
Freehold.

Location

Matlock is a popular tourist town situated on the edge of the Peak District National Park about 20 miles north of Derby, 14 miles west of the M1 Motorway and 20 miles south of Sheffield. This attractive town is built alongside the River Derwent and also benefits from its proximity to the Derbyshire Dales. It is situated on the A6 and has good railway links to Derby with a journey time of approx. 34 minutes.

The property, which is in a conservation area, is situated within easy reach of the mainline station and town centre, on the north side of Snitterton Road, to the west of Derwent Way (A6).

Occupiers close by include HSBC and a number of local traders.

Description

This attractive Grade II Listed property is arranged on ground and one upper floor to provide a banking hall on ground floor with first floor ancillary accommodation, a two storey side extension providing vacant office accommodation and a further single storey vacant office building. In addition there is a garage/workshop to the rear of this large site totalling some 0.35 hectares (0.85 acres).

VAT

VAT is not applicable to this lot.

Planning

The property may afford potential for residential conversion/redevelopment, subject to obtaining all the necessary consents and the existing bank lease. All enquiries: Derbyshire Dales District Council.

www.derbyshiredales.gov.uk

Tel: 01629 761100.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

Due to the Listed status, an EPC is not required.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Friday 13th March by emailing: viewings@allstop.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 21 Matlock'.

Unit	Present Lessee	Accommodation (2)		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Bank	The Royal Bank of Scotland plc (1)	Ground Floor	131 sq m (1,410 sq ft)	Term of years from 09.06.2005 to 23.06.2025 Rent review in 2020 to a minimum of 7.5% increase. FR & I. Service Charge Cap	£12,500 p.a.	Rent Review in 2020 to a minimum of £13,437.50 pa
		First Floor	81.8 sq m (880 sq ft)			
		Total	212.8 sq m (2,290 sq ft)			
Office Extension	Vacant	Part Ground Floor	37.8 sq m (407 sq ft)			
		First Floor	70.4 sq m (757 sq ft)			
		Total	108.2 sq m (1,164 sq ft)			
Office	Vacant	Ground Floor	98.9 sq m (1,065 sq ft)			
Garage/ Workshop	Vacant	Ground Floor Storage	90 sq m (969 sq ft)			

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. Website address: www.rbs.com

(2) Not measured by Allsop. Floor areas sourced from www.voa.gov.uk

Total £12,500 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor D Glowacz, Nabarro. Tel: 0114 279 4033 e-mail: d.glowacz@nabarro.com

Joint Auctioneer Jonathan Netley, Tushingham Moore. Tel: 0161 833 1197 e-mail: jnetley@tushinghammoore.co.uk

Tushingham Moore
0161 833 1197
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Matlock

8/10 Snitterton Road Derbyshire DE4 3LZ

- **Grade II Listed Freehold Bank Investment and Vacant Offices**
- Bank let to The Royal Bank of Scotland plc on a lease expiring in 2025 (No breaks)
- Vacant offices totalling 207.1 sq m (2,229 sq ft)
- Substantial site of 0.35 hectares (0.85 acres) with redevelopment potential subject to all the necessary consents and existing bank lease
- Bank Rent Review in 2020 to a minimum of £13,437.50 pa
- No VAT applicable
- Total Current Rents Reserved
£12,500 pa
plus vacant offices and workshop

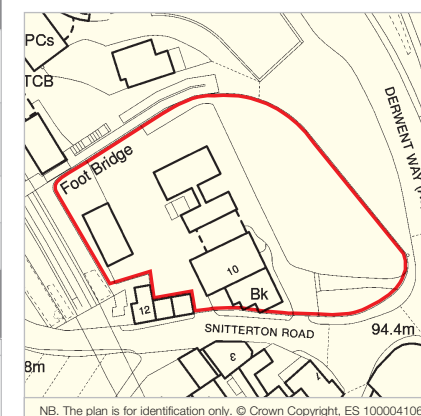
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threadneedle.

**SIX WEEK COMPLETION
AVAILABLE**



Rear Garage/Workshop



NB. The plan is for identification only. © Crown Copyright, ES 100004106