

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Brook Cottage, 26 Matlock Green Matlock, Derbyshire DE4 3BT



Substantial Georgian stone detached property with current planning consent for commercial offices (BI office use)

- TO BE SOLD BY PUBLIC AUCTION - AT A LATER DATE - (UNLESS SOLD PRIOR TO AUCTION BY PRIVATE TREATY) • The property currently has the benefit of commercial planning consent and could be used for commercial offices with current usage of BI office use under the Uses Classes Order 1987 •

Price £175,000 - No Upward Chain



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GENERAL INFORMATION

A rare and unique opportunity for a discerning developer to acquire this lovely, substantial Georgian stone built detached double fronted property enjoying a favoured position within Matlock Green, providing access to a full and varied range of local facilities.

The property currently has the benefit of commercial planning consent and could be used for commercial offices with current usage of BI office use under the Uses Classes Order 1987.

This delightful property is set against the backdrop of Riber Castle and well situated with ease of access to an excellent and comprehensive range of facilities within Matlock town centre itself.

Internally the property currently provides, wide reception hallway, ground floor office room one, office room two, kitchenette, cloakroom and store. To the first floor are four well-proportioned office rooms, a kitchenette and a cloakroom. The property has the benefit of ample parking to the rear with parking across all spaces available between the hours of 8am and 8pm.

TENURE

The property is Leasehold with a 999 year leasehold (quasi freehold) from 2008.

SERVICE CHARGE

The service charge of only £70 per month covers

buildings Insurance, external maintenance, windows, doors, external decoration - representing great value for money.

LOCATION

Matlock offers a wide and varied range of enviable local facilities with delightful shopping, cafes, restaurants, bars, local parks, train station and fast access to the delightful countryside of Derbyshire.

ACCOMMODATION

WIDE RECEPTION HALLWAY 4.01m x 2.21m (13'2" x 7'3")

With painted panelling to dado height. Decorative plate rack. Panelled doors leading to the offices. Inner hallway with original staircase off. Rear entrance access.

GROUND FLOOR ROOM ONE 4.65m x 4.01m (15'3" x 13'2")

With original sash windows. Wall mounted electric panel heater.

GROUND FLOOR ROOM TWO 4.01m x 3.58m (13'1" x 11'9")

With sash windows. Wall mounted electric heater.

KITCHENETTE 3.86m x 1.7m (12'8" x 5'7")

With wall mounted electric heater. Inset sink unit with work surfaces adjacent. A range of floor and wall mounted cupboards. Extractor fan.

CLOAKROOM 2.16m x 1.73m (7'1" x 5'8")

With low level WC. Wall mounted wash hand basin



and tiled splashback.

STORE ROOM 3.71m x 2.78m (12'2" x 9'1")

With wall mounted panel heater. Providing access to the rear and to the car park.

FIRST FLOOR ACCOMMODATION

SPACIOUS LANDING 5.05m x 2.1m (16'7" x 6'11")

With access to the loft. Panelled doors providing access to main rooms.

FIRST FLOOR ROOM ONE 4.62m x 3.96m (15'2" x 13'0")

With sash windows. Wall mounted electric heater.

FIRST FLOOR ROOM TWO 2.95m x 2.59m (9'8" x 8'6")

With sash windows.

FIRST FLOOR ROOM THREE 3.99m x 3.76m (13'1" x 12'4")

With sash windows. Original window seat. Wall mounted electric panel heater.

FIRST FLOOR ROOM FOUR 3.66m x 3.58m (12'0" x 11'9")

With sash windows. Wall mounted electric panel heater.

KITCHENETTE 2.74m x 2.78m (9'0" x 9'1")

With inset sink unit and work surfaces over. A range of wall and floor mounted storage cupboards. Wall mounted electric panel heater. Extractor fan.

CLOAKROOM 2.21m x 0.78m (7'3" x 2'7")

With low level WC. Wall hung wash hand basin and

tiled splashback.

OUTSIDE

There are two parking spaces to the rear of the property.

COUNCIL TAX BAND

Derbyshire Dales - Band TBC.

DIRECTIONAL NOTE

On leaving Matlock Crown Square along the A615 towards Alfreton, shortly after Hall Leys Park, the property can be found on the right hand side clearly denoted by our For Sale Board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office (DM/SE).

SOLICITORS

Mr Paul Dalton of Chubb & Co Solicitors, Bridge House, 1 Dale Road, Matlock, Derbyshire, DE4 3LT, T: 01629 581252 E: prd@chubblaw.co.uk



Energy Performance Certificate HM Government
Non-Domestic Building

26, Matlock Green
MATLOCK
DE4 3BT

Certificate Reference Number:
9282-3070-0808-0590-9505

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

191 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 145
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 149.43

Benchmarks

Buildings similar to this one could have ratings as follows:
44 If newly built
73 If typical of the existing stock



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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