



Sally Botham
ESTATES

87 - 89 SMEDLEY STREET EAST
Matlock, DE4 3FQ
£475,000



A substantial late Victorian property, standing at the corner of Smedley Street East and Bank Road, offering an ideal investment opportunity. Set over four floors with three well-appointed one-bedroom flats, and large lock-up sales shop (currently with a long-term tenant) providing an ideal investment opportunity, producing a total rental income of £30,600 per annum, with scope to increase. There is on-site parking accessed from Bank Road.

Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield, Wirksworth and Bakewell. The property is located on Matlock Bank, where there are a range of shops, bars and cafes as well as County Offices (a major employer in the town).

Hot Drinks

FULL FAT, SKIMMED & SOYA MILK AVAILABLE

ESPRESSO \$3.50
AMERICANO \$2.40
LATTE \$2.45
CAPPUCCINO \$2.50
MOCHA \$3.30
ALL COFFEE AVAILABLE AS DECAF \$3.75
LUXURY HOT CHOCOLATE \$3.50
(WITH CREAM & MARSHMALLOW) \$4.20
FAIRTRADE BREAKFAST TEA \$2.50
DECAF TEA \$2.50
HERBAL TEA \$2.45
(PLEASE ASK FOR AVAILABLE FLAVORS) \$4.00
COFFEE SYRUP

Breakfast

BACON COB \$3.75
SAUSAGE COB \$3.75
EGG COB \$2.85
BREAKFAST BOWL (2) \$4.00
breakfast sandwich (2) \$4.50
breakfast multi (2) \$4.50
BLUE PLI BREAKFAST BOWL \$4.80
(As above, plus black pudding, hash browns, extra egg)
EXTRA ITEMS - \$
Sausage/bacon/black pld - \$1.50
mushrooms/hamatoes/beans - \$1.00
hash brown/egg - \$1.00

Special Salads

WATER BUTTER \$1.00
2 TOPPINGS \$1.50
2 TOPPINGS \$1.50
HOMERUE CHEDDAR CHEESE -
YOUR FAVORITE BREADS BEANS
GREEN PEAS \$1.50
AND SIDE SALAD 75

Salad Bars

SALAD \$1.00
FILLING WITH LETTUCE, CUCUMBER,
TOMATO, CARROT, PEPPER
BELL PEPPER, SALAD BIRD, \$1.75
BUT WITH JUNE PRUNE, PINEAPPLE, PEACH
AND CUC 2 TOPPINGS \$2.00
-CHICKEN -MEAT -PORK -STEAK
-EGG SALAD -CHICKEN TACOS

EXTRA TOPPING \$1.00

[illegible]

Panini

- TUNA MELT \$5.00
- HAM, CHEESE \$5.00
- T. MARGARITA \$5.00
- SALAMI, SAUSAGE \$5.00
- CARNAROLI \$5.00
- MEDITERRANEA \$5.00
- VEGAN \$5.00
- EGG SAKE \$5.00
- BBQ CHICKEN \$5.00

PIZZA

Specialty Sandwiches

- HAM, CHEESE \$5.00
- T. MARGARITA \$5.00
- CARNAROLI \$5.00



SHOP



SHOP

Currently let to Blueberry Food Company, who have occupied the premises since 2012 with a lease until 2029 at an annual rent of £8,400.

SALES AREA

A good-sized sales area, having a broad, glazed entrance door onto the corner of Smedley Street East and Bank Road. There are display windows to both Smedley Street East and Bank Road, and a further rear-aspect window looking down Bank Road towards the town and open countryside beyond. From the sales area, a door opens to a lobby where a further door leads to a:

LAVATORY

Having a suite with close-coupled W.C. and wall-hung wash hand basin. There is a central heating radiator.

From the sales area, a door opening leads to:

PREPARATION AREA / STOREROOM

Having a servery hatch to the shop, central heating radiator and a partial height divide screening large former display windows with obscured glass to Smedley Street. A door opening leads to a lobby where a further door opening leads to:

KITCHEN

With rear-aspect sliding sash windows, wash hand basin and stainless sink. There are commercial work surfaces and a commercial extractor canopy.

From the preparation area, a staircase rises to:

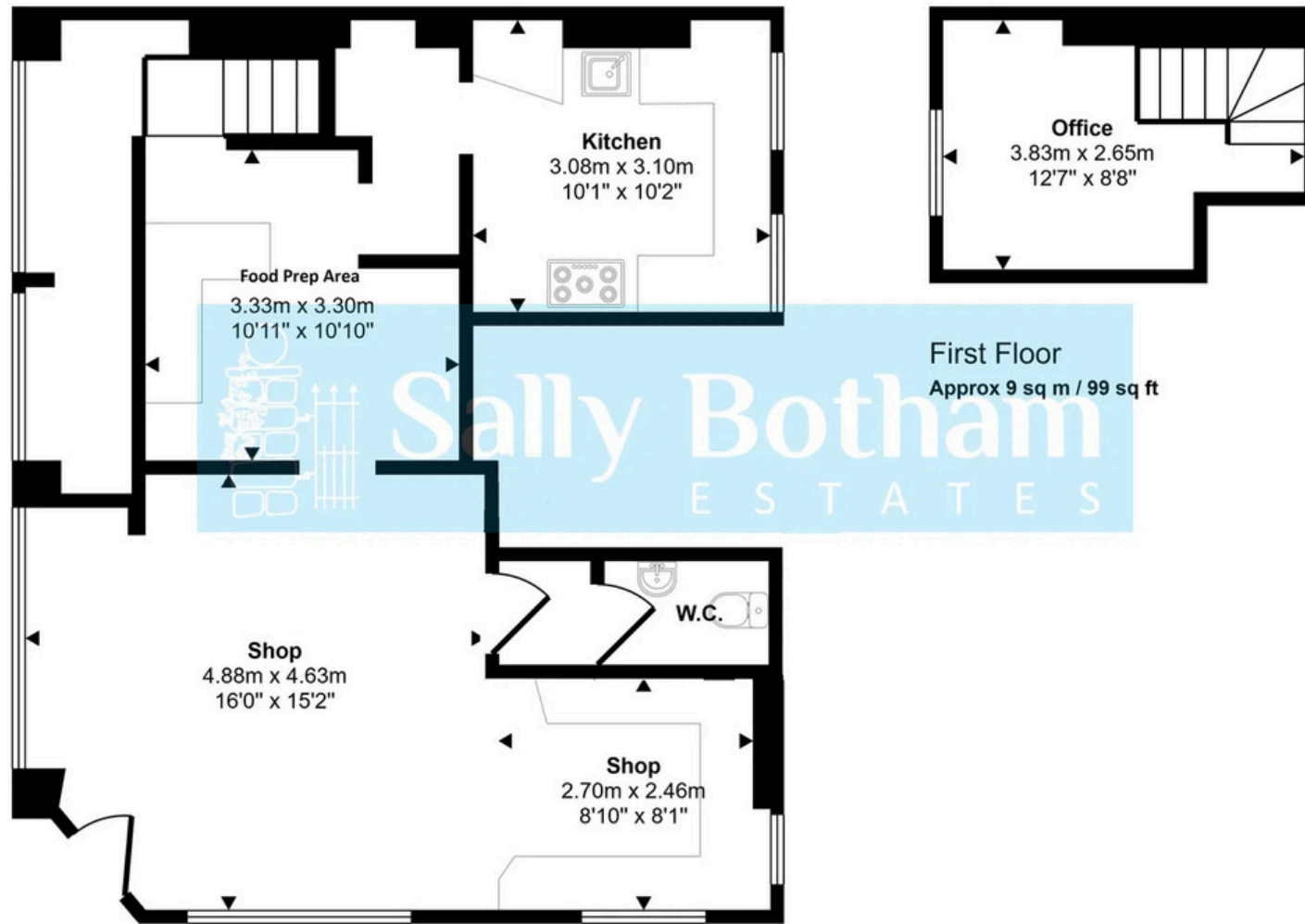
OFFICE SPACE

Having a front-aspect original sliding sash window and housing the gas-fired combination boiler, which provides hot water and central heating to the sales area.



SHOP

Approx Gross Internal Area
76 sq m / 814 sq ft



Ground Floor

Approx 66 sq m / 715 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



LOWER-GROUND FLOOR FLAT



LOWER-GROUND FLOOR FLAT

Let on an AST from September 2022 at £550 PCM.

Entering the flat via a half-glazed entrance door from the car park, which opens to:

ENTRANCE LOBBY

Having a glazed door with side light panels opening to:

LIVING DINING KITCHEN

A spacious open plan living dining kitchen with a side aspect window, central heating radiators, down light spotlights and fibre internet point. The kitchen is fitted with a range of shaker-style units with cupboards and drawers beneath a worksurface which returns to form a peninsula room divide. Set within the worksurface is a stainless sink and a four-ring hob, over which is a cooker hood. Beneath the hob is a fan-assisted electric oven. A four-panel pine door opens to:

INNER HALL

With space and connection for a washing machine, a door opening to a deep storage cupboard and a further door leading to:

BEDROOM

A spacious room with front-aspect double-glazed window, central heating radiator and down lights. Concealed within a cupboard is the recently fitted gas-fired boiler, which provides hot water and central heating to the flat. A door opens to:

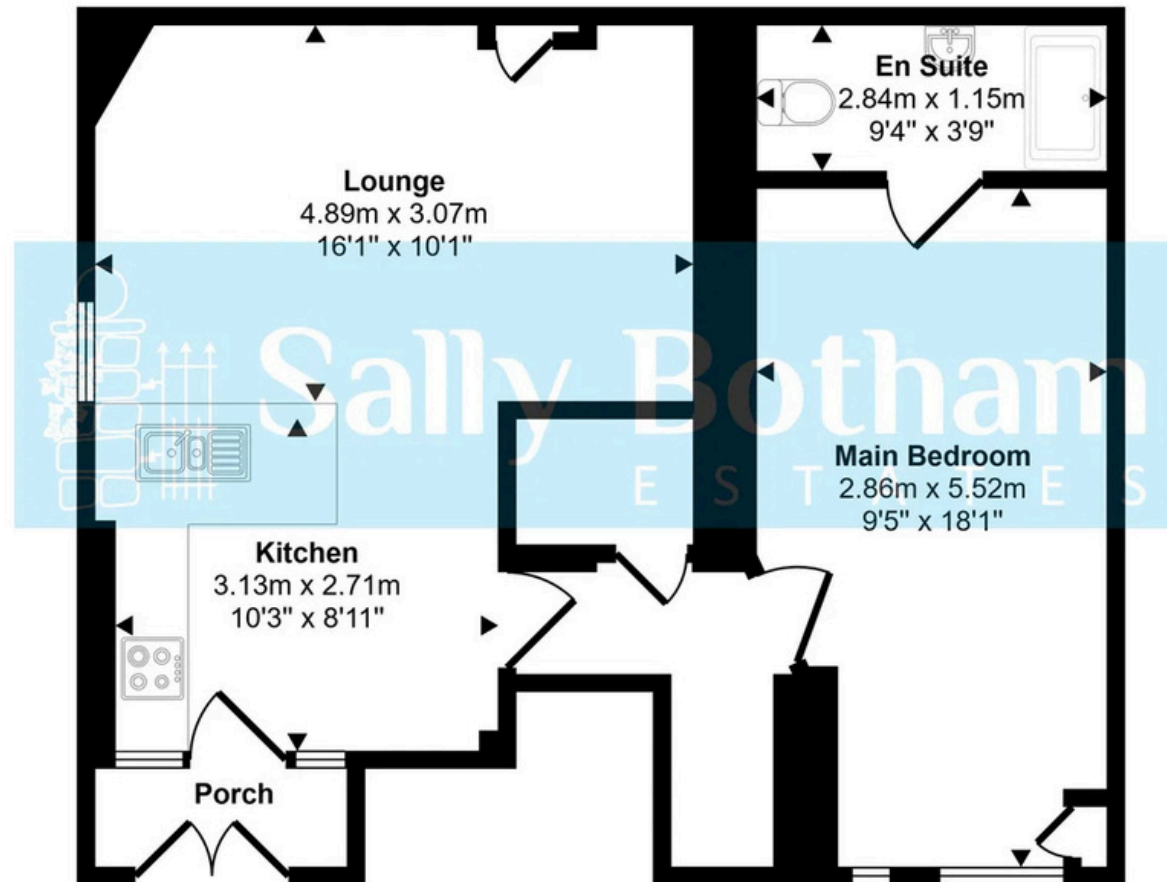
SHOWER ROOM

Having tiled shower cubicle with mixer shower; pedestal wash hand basin with tile splash back; close-coupled WC. There is a chrome-finished ladder-style towel radiator and an extractor fan.



LOWER-GROUND FLOOR FLAT

Approx Gross Internal Area
53 sq m / 574 sq ft



Floorplan

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UPPER-FLOOR FLATS: FLAT ONE



UPPER-FLOOR FLATS: FLAT ONE

A half-glazed communal entrance door, with decorative leaded panels, opens from the car park to a staircase which rises via half landings to:

FLAT ONE: let on an AST from April 2025 at £650 PCM

RECEPTION HALLWAY

Having a central heating radiator with thermostatic valve, intercom link to the entrance door, and panelled doors opening to:

LIVING DINING KITCHEN

A spacious open-plan living dining kitchen, having sliding sash windows overlooking Smedley Street and the junction with Bank Road. The room has a feature fireplace with a timber surround and cast-iron insert creating a decorative feature. There is a central heating radiator with thermostatic valve, television aerial point, and telephone point. The kitchen area of the room has light wood-effect laminate flooring, and a good range of units in a shaker-style light-wood-effect finish, with cupboards and drawers beneath a work surface with a tiled splashback, wall-mounted storage cupboards and open-display shelves. Set within the work surface is a stainless sink with mixer tap and a four-burner

gas hob, over which is an extractor hood. Beneath the hob is a fan-assisted electric oven. There is an integral automatic washer-dryer and space for a dining table. The kitchen area of the room is illuminated by halogen downlight spotlights and there are two centre light points.

BEDROOM

With a side-aspect sliding sash window, having views over the surrounding properties to the open countryside beyond. The room has polished exposed pine floorboards, central heating radiator with thermostatic valve, and a fibre internet access point.

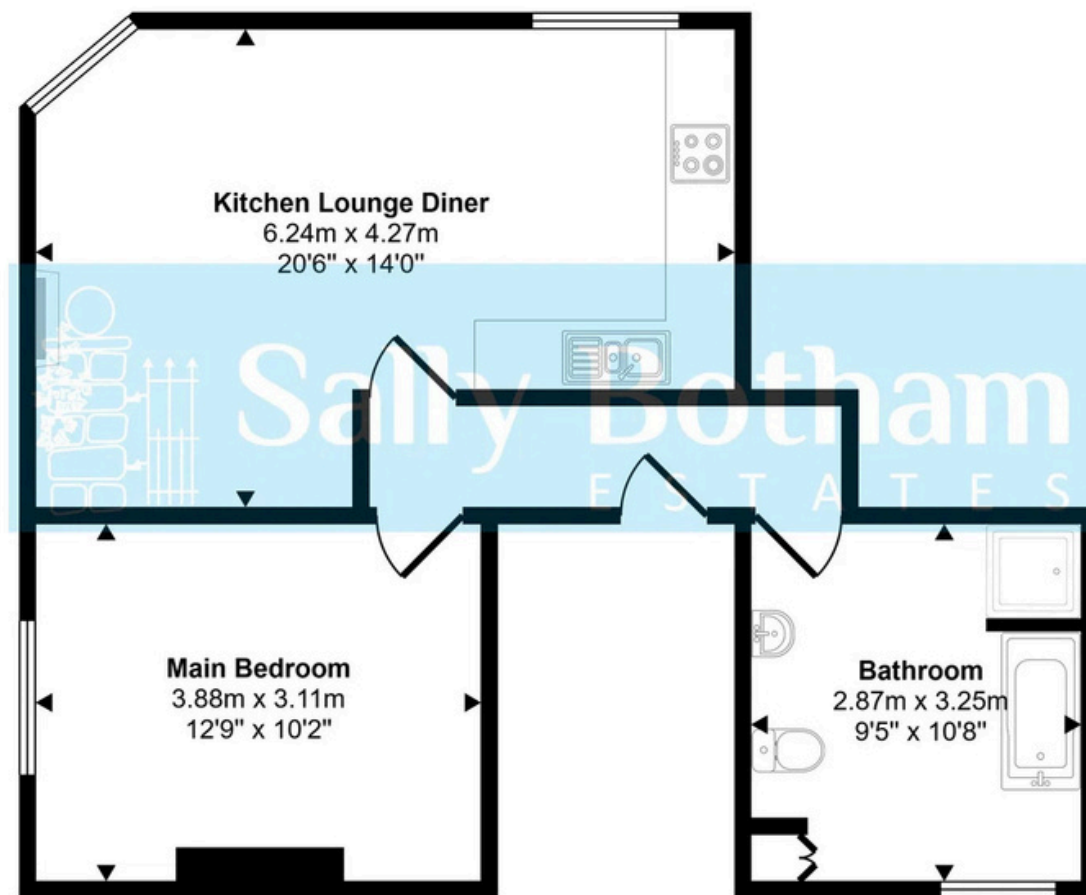
BATHROOM

Having a rear-aspect sliding sash window with obscured glass. Painted exposed floorboards and a suite with: stand-alone roll-top bath set upon ball and claw feet with a side-fill mixer tap; pedestal wash hand basin with a tiled splashback having a shaver light over; close-coupled W.C; and tiled shower cubicle with mixer shower. The room is illuminated by halogen spotlights, and there is an extractor fan and chrome-finished ladder-style radiator. Sited within the room is an airing cupboard with slatted linen shelving, housing the recently fitted gas-fired combination boiler, which provides hot water and central heating to the apartment.



UPPER-FLOOR FLATS: FLAT ONE

Approx Gross Internal Area
49 sq m / 530 sq ft



Floorplan

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UPPER-FLOOR FLATS: FLAT TWO



UPPER-FLOOR FLATS: FLAT TWO

A half-glazed communal entrance door, with decorative leaded panels, opens from the car park to a staircase which rises via half landings to:

FLAT TWO: Let on an AST from May 2025 at £650 PCM

ENTRANCE HALLWAY

Having an intercom link to the entrance door, a loft-access hatch and panelled doors opening to:

SPACIOUS LIVING ROOM

Built into the shape of the roof with exposed roof purlins and hip rafters. The room has a pair of Velux roof lights flooding the room with natural light, two central heating radiators with thermostatic valves, and a television aerial point.

DINING KITCHEN

Again, built into the shape of the roof with a rear-aspect sliding sash window enjoying superb far-reaching views over the town to the open countryside that surrounds the area, taking in Riber Castle, High Tor, The Heights of Abraham, and Masson, with Black Rocks in the distance. The view stretches to Stanton Moor in the west. The kitchen is fitted with a good range of units in a light-wood-effect finish

with cupboards and drawers beneath a work surface with a tiled splashback and wall-mounted storage cupboards. Set within the work surface is a stainless sink with mixer tap and a four-burner gas hob, over which is an extractor canopy. Beneath the hob is a fan-assisted electric oven. Integral appliances include fridge, freezer, and washer dryer. The room is illuminated by halogen spotlights and there is a central heating radiator with thermostatic valve.

BEDROOM

A light and spacious room with a front-aspect Velux roof light window, enjoying views over the rooftops. A pair of doors open to a useful storage space within the eaves of the roof. The room has a central heating radiator with thermostatic valve and a panelled door opening to:

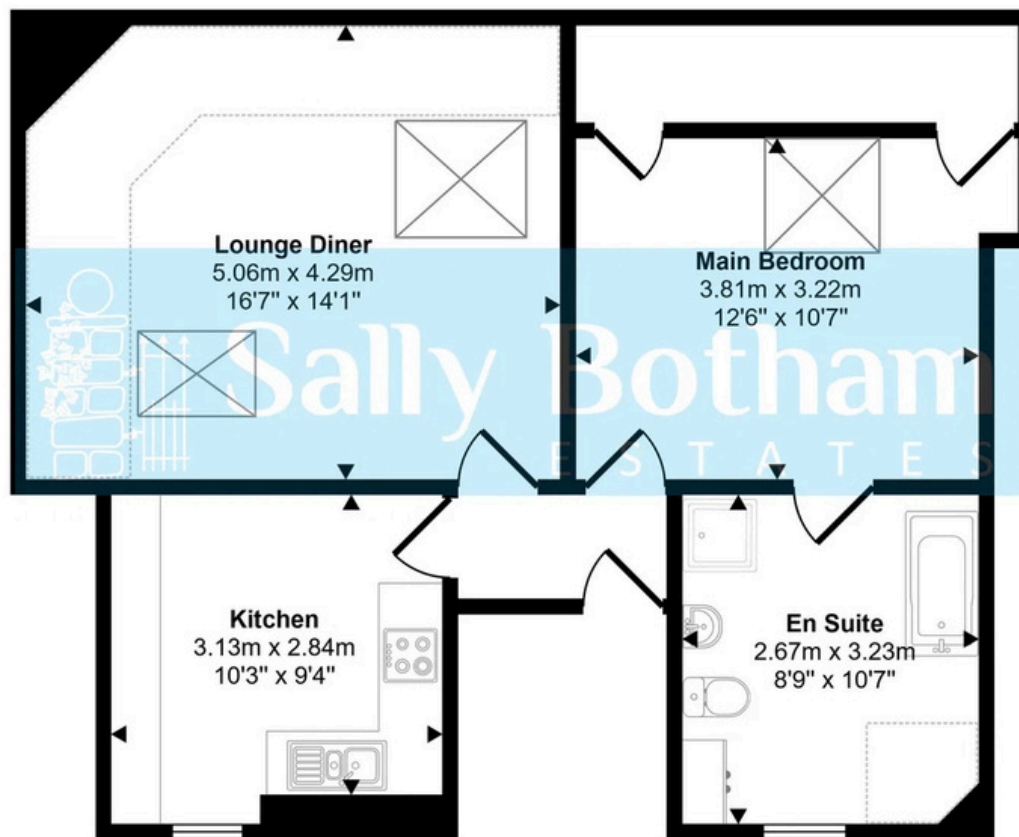
BATHROOM

Having a rear-aspect sliding sash window with obscured glass. Suite with: panelled bath; pedestal wash hand basin with tiled splashback, having a shaver light over and fitted glass shelving; dual-flush close-coupled W.C.; and tiled shower cubicle with mixer shower. The room is illuminated by halogen downlight spotlights and there is an extractor fan. Sited within a cupboard is the gas-fired combination boiler which provides hot water and central heating to the apartment. The room has a central heating radiator with thermostatic valve.



UPPER-FLOOR FLATS: FLAT TWO

Approx Gross Internal Area
61 sq m / 660 sq ft



Floorplan

 Denotes head height below 1.5m

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OUTSIDE

To the rear of the property is a hard standing car parking space.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the properties.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

DIRECTIONS

Leaving Matlock Crown Square via Bank Road: follow the road up the hill to the junction with Smedley Street, where the property can be found on the right-hand side.

DISCLAIMER

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

EPCs

Energy Performance Certificate rating are as below. For further information, please contact the Sally Botham Estates team.

SHOP		
• Energy rating		C
LOWER-GROUND FLOOR FLAT		
• Energy rating		C
• Potential		C
UPPER-FLOOR FLATS: FLAT ONE		
• Energy rating		D
• Potential		C
UPPER-FLOOR FLATS: FLAT TWO		
• Energy rating		C
• Potential		C

