



11 – 13 Market Place, Cromford, Derbyshire DE4 3QE

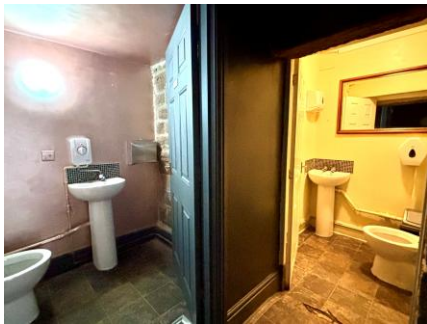
AN ESTABLISHED CAFÉ / RESTAURANT AT THE HEART OF THIS VIBRANT AND HISTORIC DERBYSHIRE DALES VILLAGE.

The premises face the Market Place alongside a number of complementary independent traders and are ideally suited to a café / bistro / restaurant type business. The character building includes three dining and reception rooms, a good sized kitchen and preparation area, plus three WCs.

Cromford is a draw for tourists and locals alike and is renowned for its connections with the Arkwright dynasty and recognised as part of the Derwent Valley Mills World Heritage Site. The local countryside boasts a range of attractions which include Cromford Canal, the High Peak Trail, Black Rock and Carsington Water, with the wider delights of the Derbyshire Dales and Peak District countryside all close at hand. Good road communications lead to the neighbouring market towns of Matlock (3 miles), Wirksworth (2 miles), Belper (7 miles), Bakewell (11 miles). The edge of the village also hosts a pay train station linking to the national rail network.

- Established café / restaurant premises
- Character building at the heart of this vibrant village
- Three dining and reception rooms
- Good sized kitchen and prep area
- Three WCs
- Good draw for locals and tourists alike
- Flexible lease terms, minimum three years

PHOTO GALLERY



Location

Cromford is renowned for its connections with the Arkwright dynasty and recognised as part of the Derwent Valley Mills World Heritage Site. The local countryside boasts a range of attractions which include Cromford Canal, the High Peak Trail, Black Rock and Carsington Water, with the wider delights of the Derbyshire Dales and Peak District countryside all close at hand. Good road communications lead to the neighbouring market towns of Matlock (3 miles), Wirksworth (2 miles), Belper (7 miles), Bakewell (11 miles). The edge of the village also hosts a pay train station linking to the national rail network.

Business Rates

The Valuation Office lists the property as "to be confirmed" with a Rateable Value of £TBC, as from 1st April 2026.

Energy Performance Certificate (EPC)

To be confirmed.

Lease Terms & Asking Rent

To rent on flexible lease terms, minimum three years. Internal repairing and insuring.
£12,000 per annum

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

Directions

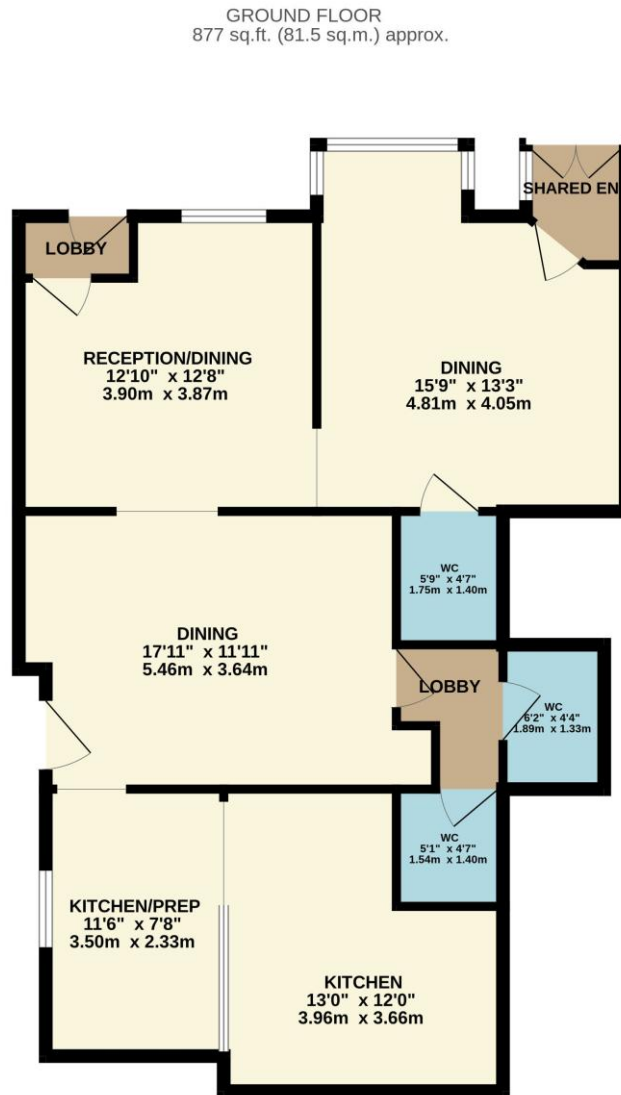
From Matlock Crown Square, take the A6 south via Matlock Bath to Cromford. At the traffic light crossroad, turn right onto the Market Place and the property can be found on the left hand side, identified by the agents To Let board.

Viewing

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref FTM11019

Floor Plan



TOTAL FLOOR AREA: 877 sq.ft. (81.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.