

Attractive retail premises in a busy market town

Ground Floor Sales
71.80m² (772ft²)

- Attractive Grade II Listed building
- Ground floor sales with upper floor ancillary accommodation
- Prominent frontage to St John Street
- Prime town centre location
- Nearby occupiers include Costa Coffee, Henmans Menswear and Young Ideas
- Quoting Rent £24,500 per annum



TO LET



Location



Gallery



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Location

Ashbourne is a thriving and picturesque market town on the edge of the Peak District, approximately 14 miles north west of Derby city centre. The property is located on St John Street, the primary road through Ashbourne.

The town hosts a wide range of high quality shops, restaurants, cafes and family friendly pubs. Nearby occupiers include Fat Face, Young Ideas, Costa Coffee and Hemmans Menswear.

The Property

The property is an attractive Grade II Listed period building with accommodation arranged over ground, first, second and basement floors. The ground floor provides open plan sales accommodation with ancillary accommodation to the upper floors and basement.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	71.80	772
First Floor	46.70	502
Second Floor	46.80	503
Basement	56.45	607
Total	221.48	2,384





Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

£24,500 per annum exclusive

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Shop & Premises

Rateable Value (2023): £18,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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