

5a St John Street | Ashbourne | Derbyshire | DE6 1GP

Unique retail / leisure premises in popular Derbyshire town

Ground Floor Sales
122.95m² (1,323ft²)

- Refurbished premises within Ashbourne's main retail pitch
- Ground floor sales with upper floor ancillary accommodation
- E Class premises would suit café / restaurant use with other uses considered subject to permission
- Nearby occupiers include Machine Inn, Young Ideas, Bear Café, Costa, The Bank, Subway and more
- Rent £19,500 per annum



TO LET



Location



Gallery



Contact



Location

The south Derbyshire town of Ashbourne is a picturesque retail and leisure location serving as a gateway to the Peak District, with Derby lying approximately 14 miles to the south east. The subject property is located in the heart of Ashbourne on St John Street which doubles as a prime retail location and a major road passing through the town. Ashbourne is an attractive destination, boasting a number of national and high quality regional operators including Machine Inn, Young Ideas, Bear Café, Costa, The Bank, Subway and more.

The Property

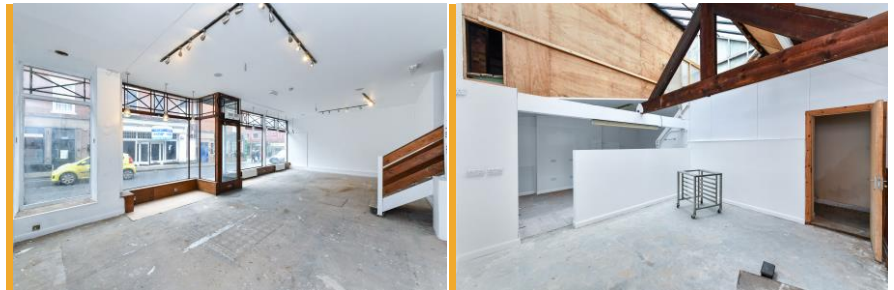
The property is a prominent two storey building of brick construction with significant glazed frontage and has been subject to extensive Landlord refurbishment works.

Internally, the ground floor is laid out over two levels with sales to the front and ancillary accommodation to the rear. The second floor has also been refurbished with potential for use as residential subject to permission.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	122.95	1,323
First Floor	66.88	720
Total	189.83	2,043





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 rent of:-

£19,500 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

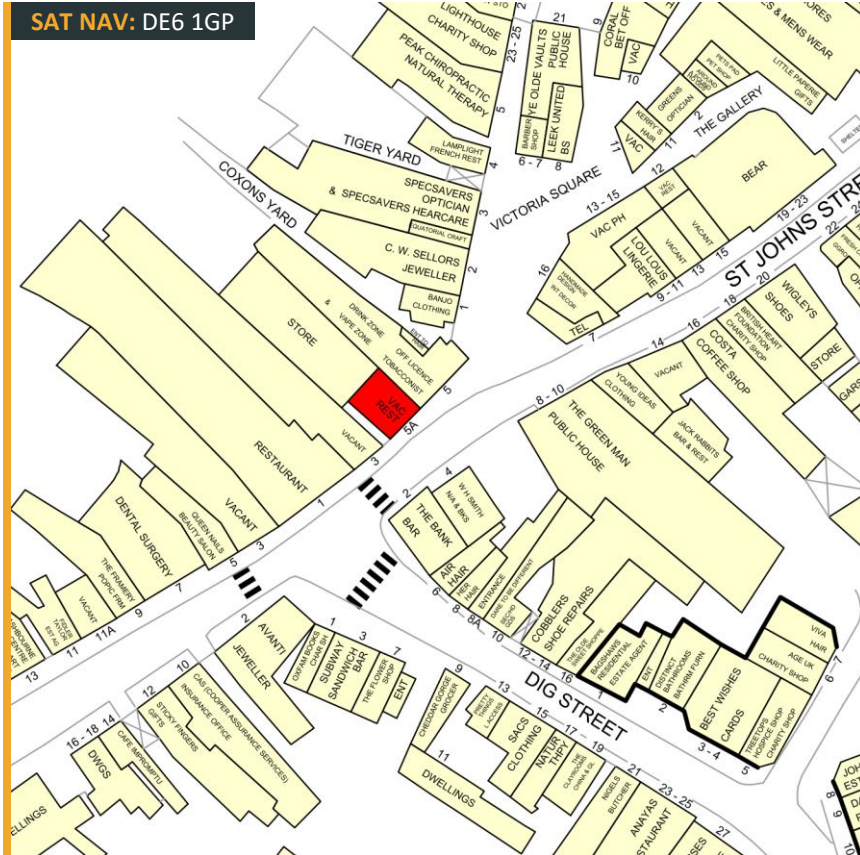
We understand from the Valuation Office Agency that the property is assessed as follows:-

Shop & Premises

Rateable Value (2023): £15,250

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.

SAT NAV: DE6 1GP



EPC

The property has an EPC rating of C.

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:-

Tom Wragg

07970 168 138
tom@fhp.co.uk

Corbin Archer

07929 716 330
corbin.archer@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road,
Derby, DE1 3QT

fhp.co.uk

05/03/2024

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.