

26 – 28 St John Street | Ashbourne | DE6 1GH

Prime retail unit to let by way of assignment or sublease

Ground Floor

131.27m² (1,413ft²)

- Ground floor retail unit located within Ashbourne's prime pitch
- Stunning Grade II Listed building
- E Class premises, would suit café/restaurant/ retail with other uses subject to planning permission
- Nearby occupiers include BEAR, Costa Coffee, Poms Kitchen, Beaumonts Café, Henmores, Ryman, Card Factory and many more
- Rent - £25,000 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, the prime retail location in the town. Ashbourne is an attractive destination, boasting a number of national and high quality regional operators including Fat Face, Ryman, Card Factory, Hays Travel, Joules, Costa Coffee, Poms Kitchen, Beaumonts Café, Henmores and many more.

The Property

The premises comprise a ground floor mid-terraced retail unit with a heritage glazed frontage. Internally the front portion of the property comprises customer counter and seating area with customer toilets and ancillary accommodation to the rear. There is further storage located on the first floor, which is accessed by an internal stairwell.



Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor Sales	131.27	1,413
First Floor Store	23.60	254
Total	154.87	1,667

(This information is given for guidance purposes only.)





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Lease Terms

The property is currently occupied on a 10 year lease, commencing 26th July 2022. There is a tenant break option and open market rent review on the fifth anniversary of the term. The lease has been drawn on effective full repairing and insuring terms, subject to schedule of condition.

Rent

The property is available at a passing rent of:

£25,000 per annum

EPC

The property has an EPC rating of C/59.

Business Rates

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

Shop & Premises

Rateable Value (2023): £16,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 45% on the rates payable to 31/03/2026 (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.



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VAT

The property is elected for VAT.

Planning

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

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