

Railway House | Clifton Road | Ashbourne | DE6 1DR

Freehold warehouse/ business premises on a substantial 0.75 acre site situated in Ashbourne

503m²
(5,420ft²)

- Grade II listed ex-Railway House providing warehouse/ office accommodation
- Prominently located on Clifton Road close to the centre of Ashbourne & the A52
- Undergone recent refurbishment
- May suit alternative uses subject to planning
- Immediately available
- Guide price of £795,000



FOR SALE



Location



Gallery



Video



Contact



Location

Railway House is located on Clifton Road which is the main road through Ashbourne and leads directly to the A52 ultimately provides excellent access to Derby to the south east (14 miles) and Stoke on Trent to the west (22 miles)

Ashbourne is the Gateway to the Peak District National Park and is home to 13,997 residents. The surrounding area of the site is a mix of uses with St Oswald's Hospital being situated opposite, Ashbourne Leisure Centre sitting close by and residential houses surrounding the vicinity. To the south is Waterside Retail Park where major retailers include M&S Foodhall, The Range and Screwfix.

The Property

The property comprises an 1850's built ex-Railway House which is Grade II listed and is of masonry construction with a pitched tiled roof. Externally the property is situated on a 0.75 acre site.

Internally the unit provides warehouse accommodation to the front and rear with a two-storey substantial mezzanine which comprises a mix of office space, additional storage space and staff welfare facilities including W/C's, shower and kitchenette.

The total specification includes LED lighting, concrete flooring, 2 roller shutter loading doors, 5.5 metre eaves height, W/C's, and kitchenette. A copy of the floor plan and site plans are available on request.

Planning

Interested parties must rely on their own enquiries of the planning authority, Derbyshire Dales District Council.





Location



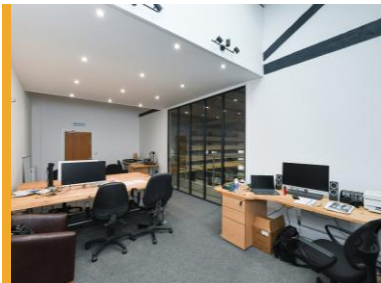
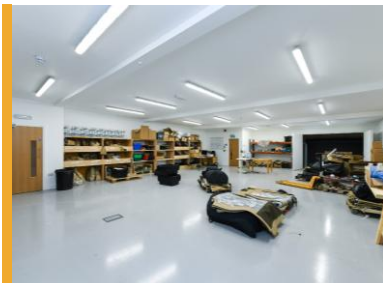
Gallery



Video



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Accommodation

The premises comprise the following gross internal floor areas:

Unit	M ²	FT ²
Warehouse	503	5,420
Mezzanine	263	2,833
Top floor storage/offices	124	1,338
GIA Total	503	5,420

(This information is given for guidance purposes only)

Business Rates

We note from the VOA website that the property currently has two entries as follows:

Ground floor and first floor front Railway House
Rateable value: £10,000

Ground floor and first floor rear Railway House
Rateable value: £12,500

(This information is given for guidance purposes only and prospective purchasers are advised to make their own enquiries of the Local Authority)

Energy Performance Certificate

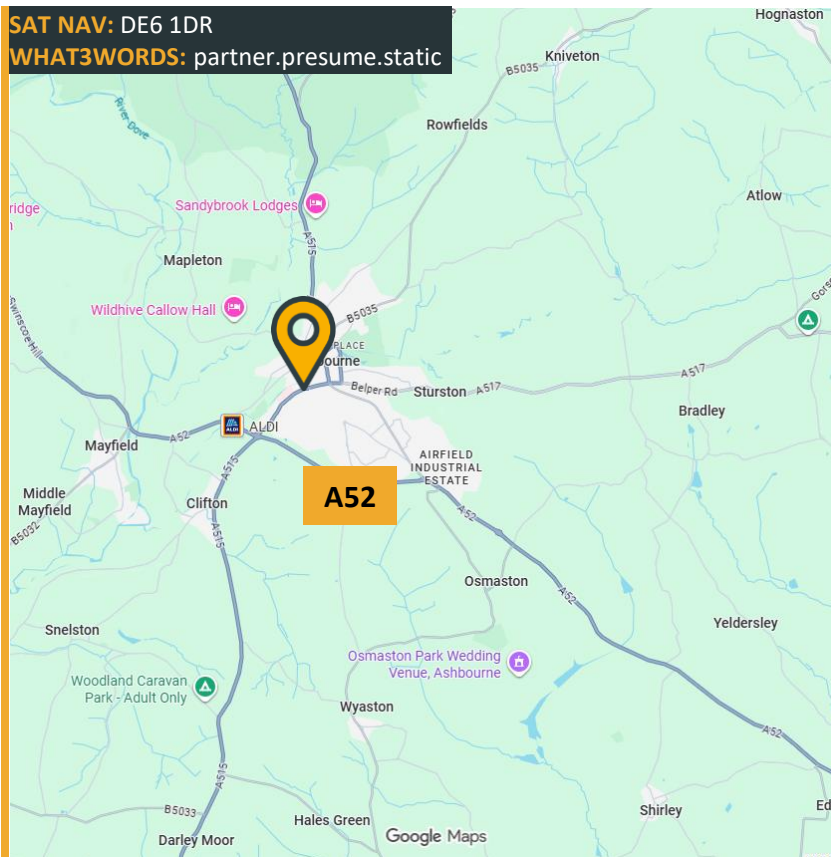
A copy of the EPC is available upon request from the agent.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

SAT NAV: DE6 1DR

WHAT3WORDS: partner.presume.static

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

Price

The freehold interest is available to purchase with vacant possession. Guide price:-

£795,000

VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

Further Information

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

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