

## For Sale

Commercial Property with Residential Potential



### High Quality Town Centre Investment Opportunity

25 Church Street, Ashbourne, DE6 1AE

- Of particular interest to investor purchasers as well as owner occupiers
- Imposing three storey, Georgian, former townhouse
- Skilful and high quality conversion to prestigious office accommodation
- Prominent and convenient town centre location

# 25 Church Street, Ashbourne, DE6 1AE

## Location

The premises are prominently and conveniently situated close to the heart of Ashbourne town centre on Church Street which is rightly noted for its beautiful Georgian and earlier buildings which provide a mix of commercial and residential usages.

## Description

The premises comprise a substantial, double-fronted, Georgian former townhouse which is Listed Grade II as being of architectural and/or historical interest and which provides very well presented and gas centrally office accommodation over three floors. In addition, there is attic studio space, cellarge and a rear garden.

The property has been designed and laid out to make it capable of flexible occupation and at the time of the preparation of these sales particulars there are three self-contained offices at ground floor level, two at first floor level and two at second floor level.

## Accommodation

The premises are entered at ground floor level via a communal entrance hall which in turn leads to an inner hallway with staircase off to upper floors.

### Ground Floor Level

A suite of three/four individual rooms providing approximately 737sq.ft [68.47sq.m] in total. In addition, there is a wc to the rear.

### First Floor Level

A suite of two offices providing some 589sq.ft [54.72sq.m] or thereabouts again with cloakroom/wc. There is also a good sized and well fitted kitchen for communal use of both ground and first floor accommodation.

### Second Floor Level

A further suite of two offices providing 542sq.ft [50.35sq.m] or thereabouts together with cloaks/wc and separate kitchen.

### Two Large Attic Studio Rooms

## Rental Income

The property is currently providing a gross annual income of some £18,276 derived from five individual tenants with one ground floor office suite remaining vacant. When fully let the building has the capacity to produce over £22,000 per annum.

## Business Rates

Rateable Value tba

## Energy Performance Certificate

tba

## Price

Offers in the region of £400,000.

## Tenure

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

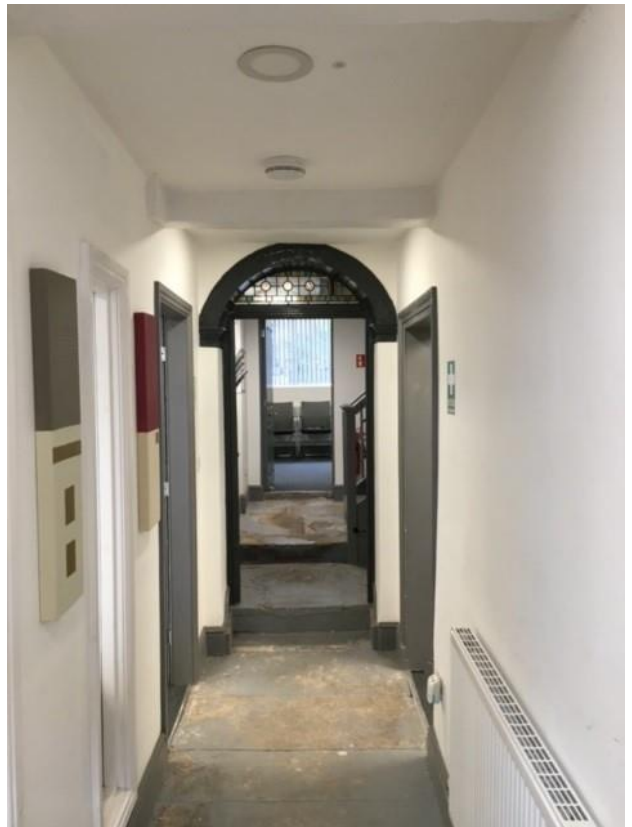
## Viewing and Further Information

All enquiries to:

**fidler**taylor

01335 346246

ashbourne@fidler-taylor.co.uk

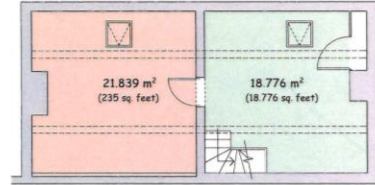


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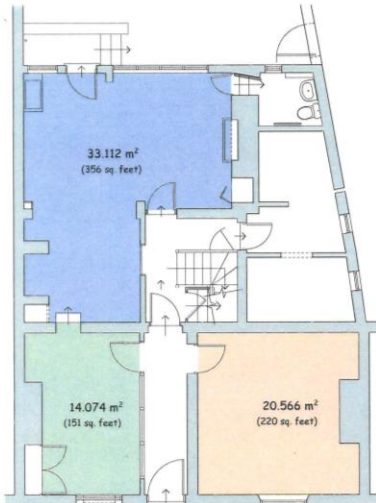


The Site

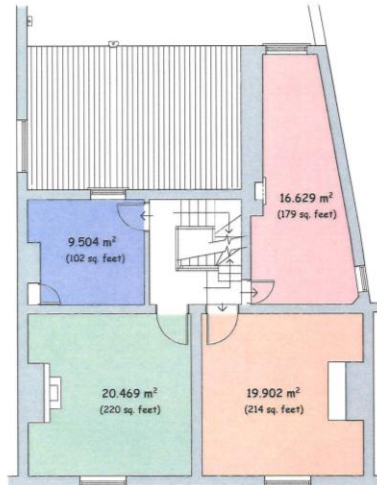
25 CHURCH STREET, ASHBOURNE DE6 1AE  
Floor Areas



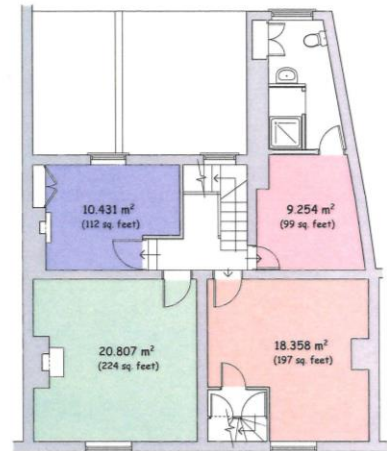
Third Floor Plan (attic)



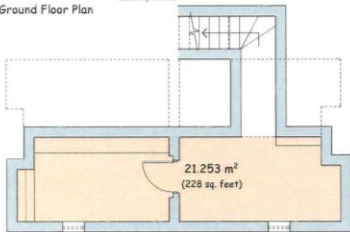
Ground Floor Plan



First Floor Plan



Second Floor Plan



Underground Cellar Floor Plan

NOT TO SCALE  
FOR IDENTIFICATION PURPOSES ONLY

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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.