

FOR SALE

Fully Let Mixed Use Investment
Including Potential Building Plot

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Vine House, Church Street,
Ashbourne, Derbyshire DE6 1AE



Freehold: Offers over £400,000

- Grade II Listed mixed use investment.
- Combined rental income of £28,200 per annum with potential for rental growth.
- Potential to offer the commercial and residential parts separately.
- Popular commercial location within busy market town.
- Benefits from Use Class E planning consent but considered suitable for a variety of alternative uses subject to planning.
- Potential development plot to the rear.



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Location

Ashbourne is a busy market town, situated within the Derbyshire Dales administrative region, located at the intersection of the A52, A515 and A517.

The town is close to the Peak District National Park and as such enjoys a large number of visitors, particularly during the traditional tourist months.

More specifically, the property is situated on Church Street, a busy commercial area within the centre of Ashbourne with a variety of surrounding uses including antique shops, restaurants and offices.

Description

The property comprises an attractive Grade II Listed building of traditional brick and tile construction with office accommodation spread over 3 storeys to the front and a self-contained, 2-bedroom apartment to the rear.

Internally, the office accommodation on the ground floor comprises an open plan L-shaped office to the front with a meeting room situated to one side and a separate office located to the rear of the property. Staff welfare facilities including a kitchen and WC are located in the hallway at the bottom of the central staircase which provides access to all 3 floors.

The first-floor accommodation is made up of 4 cellular offices positioned around a central landing area with a female WC situated halfway up the staircase.

The second floor is of a similar configuration to the first floor with 3 cellular offices positioned around a central landing area.

A considerable basement provides useful storage space with access via the ground floor hallway.

In terms of specification, the ground floor office accommodation is finished to a good standard comprising carpet floor coverings, painted plaster walls and a combination of suspended ceilings and painted plaster ceiling inclusive of a combination of inset and surface mounted lighting.

The first and second floor are somewhat dated with carpet floor coverings, painted plaster walls and ceilings and a combination of lighting throughout.

Residential Accommodation

The residential accommodation, known as 15a Church Street, is accessed from the rear via Belle Vue Road and provides a 2-bed apartment consisting of a living room, WC, kitchen, bathroom and 2 double bedrooms.

In terms of specification, the accommodation is provided to a good standard with a combination of carpet floor coverings and laminate flooring in the kitchen, painted plaster walls and ceilings inclusive of a combination of lighting.

Externally, there is a small hard surfaced garden area that is fenced off from the remainder of the property.

Right of Way

A right of way will be reserved by the seller from their retained land to the rear through the external parts of the property via a passageway leading onto Church Street.



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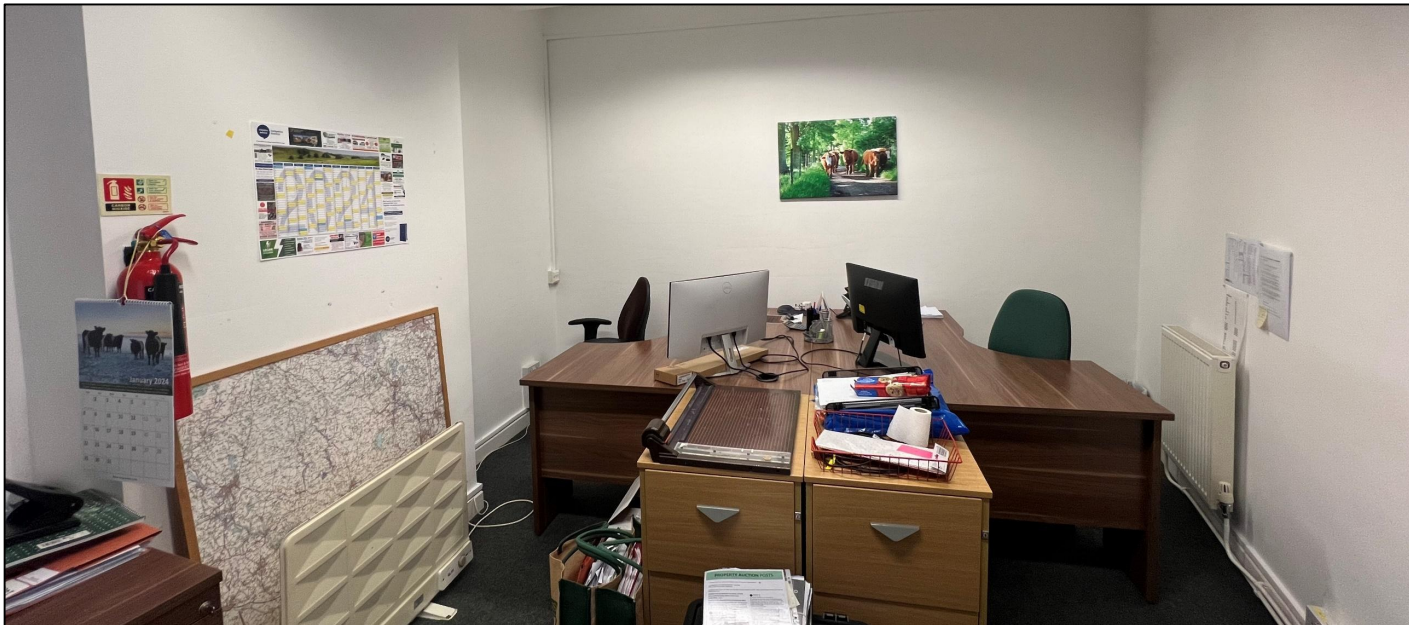
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Accommodation

The premises comprise:-

Office

Ground Floor	125.82 m ² / 1,354 sq.ft.
First Floor	76.38 m ² / 822 sq.ft.
Second Floor	59.81 m ² / 643 sq.ft.
Basement	34.64 m ² / 373 sq.ft.

Office Net Internal Area 296.65 m² / 3,192 sq.ft.

Residential Net Internal Area 64.76 m² / 697 sq.ft.

Total Net Internal Area 361.41 m² / 3,890 sq.ft.

Business Rates

Vine House, 15 Church Street is listed as having the following Rateable Value:-

Office and Premises: £14,500

15a Church Street is currently listed as falling under Band B for council tax purposes.

Interested parties are advised to confirm the above with the Local Authority, Derbyshire Dales District Council.

Planning

We understand that the subject property benefits from Use Class E (Commercial, Business and Service) planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

The property is considered suitable for alternative uses, subject to planning. Interested parties are advised to confirm any planning queries with the Local Planning Authority.

Tenancy Details

Vine House is subject to a lease dated 1st January 2018 for a period of 10 years to Bagshaws LLP on IRI terms. The rent passing is £21,000 per annum exclusive and the lease is subject to a Tenant option to break and upwards only rent review at the end of the 5th year. Please note that the rent review has not yet been exercised.

15a Church Street is let on a 6-month AST from 1/2/2024 at a rent of £600 per calendar month.

Tenant Covenant

Bagshaws LLP (OC335773) is a registered LLP established in 1871, incorporated in 2008 and boasts 7 offices throughout the Midlands.

Bagshaws LLP are a multi-disciplined firm with a wealth of experience. As an independent company they are proud to boast qualified experts in the following major sectors: Chartered Surveyors, Rural Estate Agents, Livestock and machinery sales and property lettings.

Tenure

The property's freehold interest is offered in its entirety, subject to the terms of the existing tenancy agreements.

Price

We are inviting offers over £400,000 for the property's freehold interest.



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Energy Performance Certificate

As Vine House is a Grade II listed property, an EPC is not required.

15a Church Street has an Energy Performance Rating of D59.

VAT

We understand that VAT is not applicable on this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

Services

It is understood that mains electric, water, gas and drainage are connected to the property.

Anti-Money Laundering

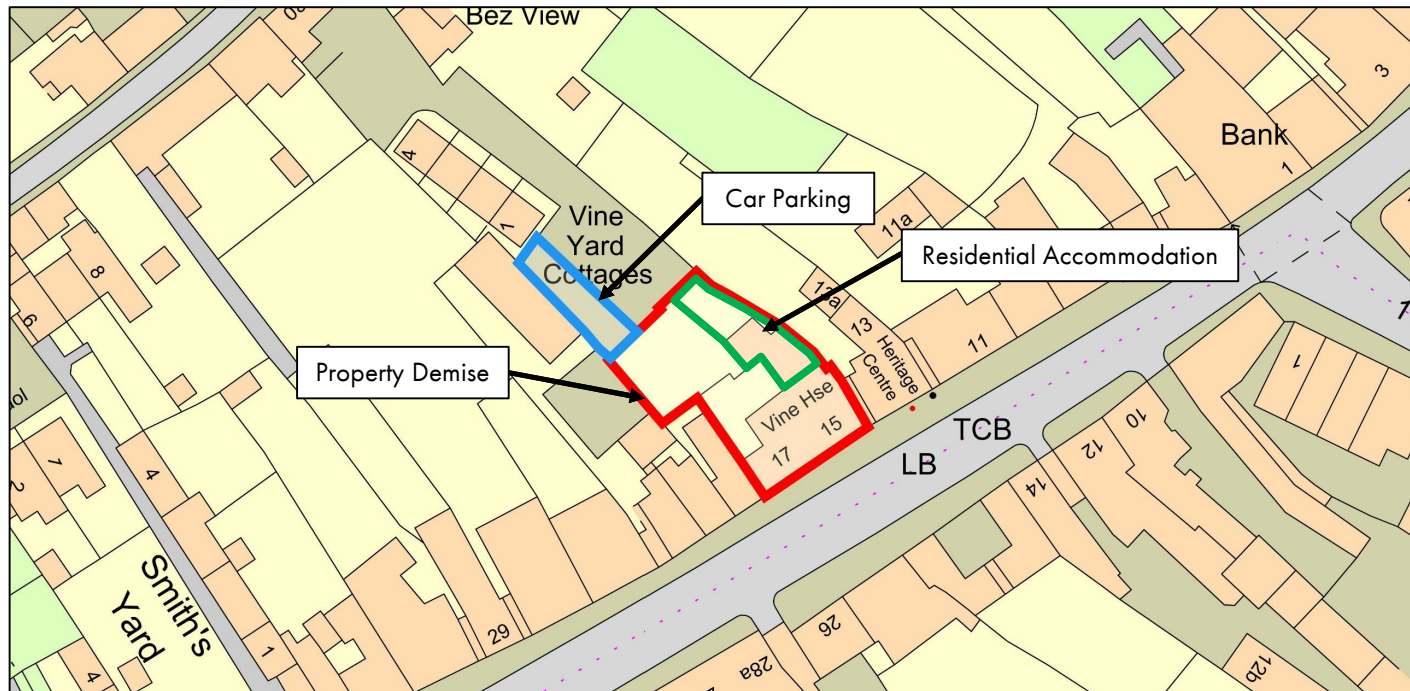
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Viewing and Further Information

To discuss this opportunity further or to arrange a viewing please contact sole agents, Salloway:-

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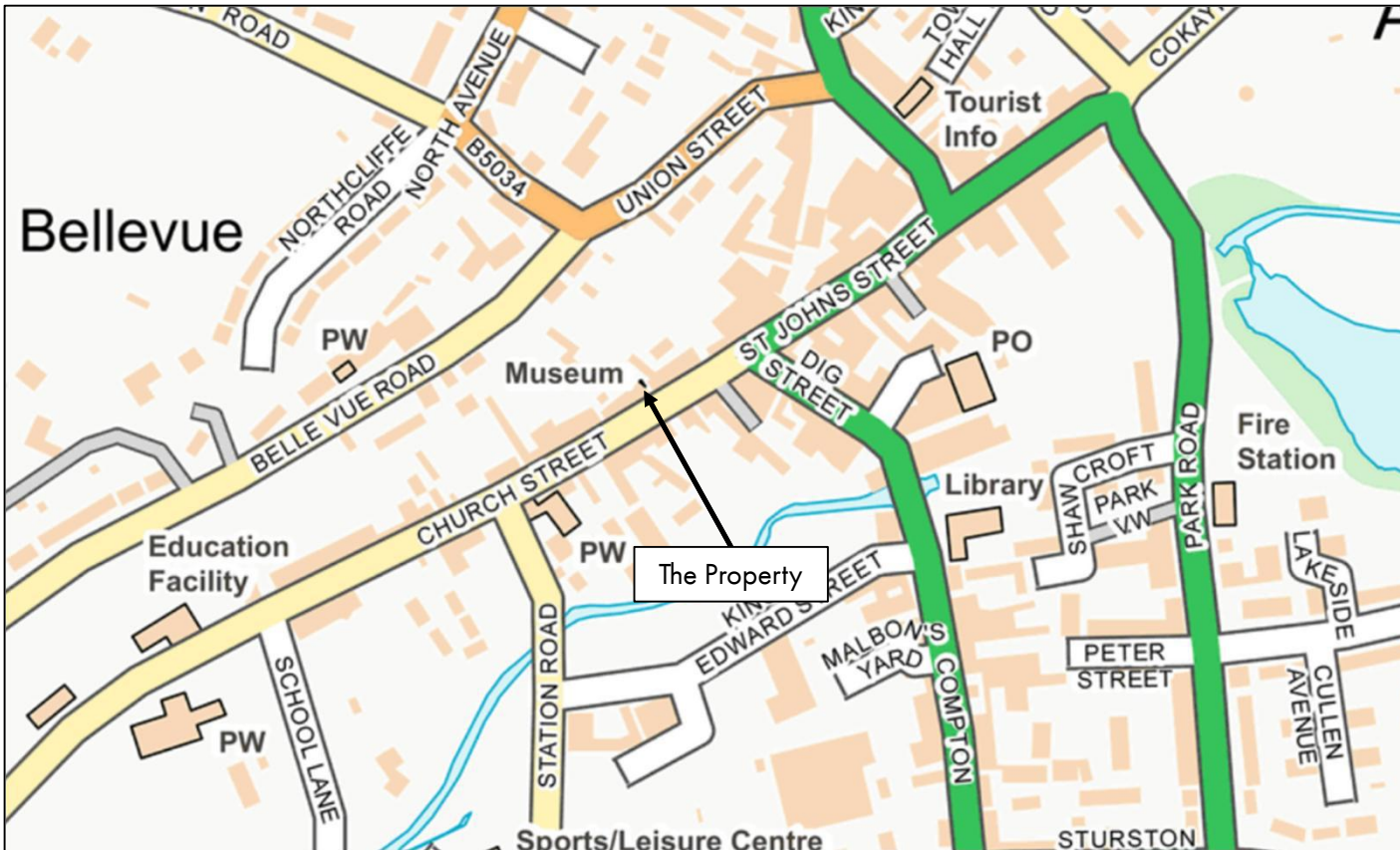
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*The current lease grants the Tenant rights to park 7 cars on land which will be retained by the seller. The seller will allow such rights to continue. Thereafter, the spaces will be made available to the buyer at a rate of £300 per annum exclusive per space or £400 per annum exclusive per space for a smaller number of spaces.

This brochure is intended to be a guide only so please read these important notes:

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