

# TO LET

## Prominent Town Centre Retail Premises

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

18A Market Place, Ashbourne,  
Derbyshire DE6 1ES



### Leasehold: £17,000 per annum exclusive

- Attractive three storey retail unit.
- Benefits from Use Class E planning consent.
- Net Internal Area of 134.61 m<sup>2</sup> / 1,447 sq.ft.
- Located on the busy Market Place in the centre of Ashbourne.
- Suitable for a variety of uses subject to planning.
- Potential to create living accommodation above.



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## Location

Ashbourne is a small market town situated within the Derbyshire Dales administrative region, lying on the A52 and A515 thoroughfares, approximately 13 miles to the north-west of the City of Derby and close to the county border with Staffordshire.

The town is known as the 'Gateway to the Peak District' and as such enjoys a large number of visitors, particularly during the traditional tourist months.

More specifically, the property is situated on the Market Place, a busy retail area within the centre of Ashbourne with a variety of surrounding uses including shops, restaurants and pubs and offices.

## Description

The property comprises a three-storey, mid terrace, retail building of traditional masonry construction with painted render lower elevations and exposed brickwork to the upper aspect, inclusive of mostly double-glazed display windows to the lower elevation and timber framed windows to the upper elevation.

The ground floor of the building provides retail accommodation with associated store and staff facilities to the rear. There are two mezzanine retail areas accessed via separate staircases leading up from the ground floor.

The upper floors comprise storage and office accommodation along with partially refurbished ancillary space at second floor level.

## Services

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

## Accommodation

The premises comprise:-

Ground Floor:	77.27 m <sup>2</sup> / 831 sq.ft.
First Floor:	33.54 m <sup>2</sup> / 360 sq.ft.
Second Floor:	23.80 m <sup>2</sup> / 256 sq.ft.
<b>Total Net Internal Area:</b>	<b>134.61 m<sup>2</sup> / 1,447 sq.ft.</b>

## Business Rates

The property is listed on the Valuation Office Website as having a Rateable Value of £11,750.

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

Interested parties are advised to confirm any planning queries with the Local Planning Authority.

## Rent

The premises are available to rent at £17,000 per annum exclusive of business rates and all other outgoings.

## Legal Costs

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



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**SALLOWAY**



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## Energy Performance Certificate

The property has an EPC assessment of C-53.

## VAT

VAT is not applicable on the transaction.

## Anti-Money Laundering

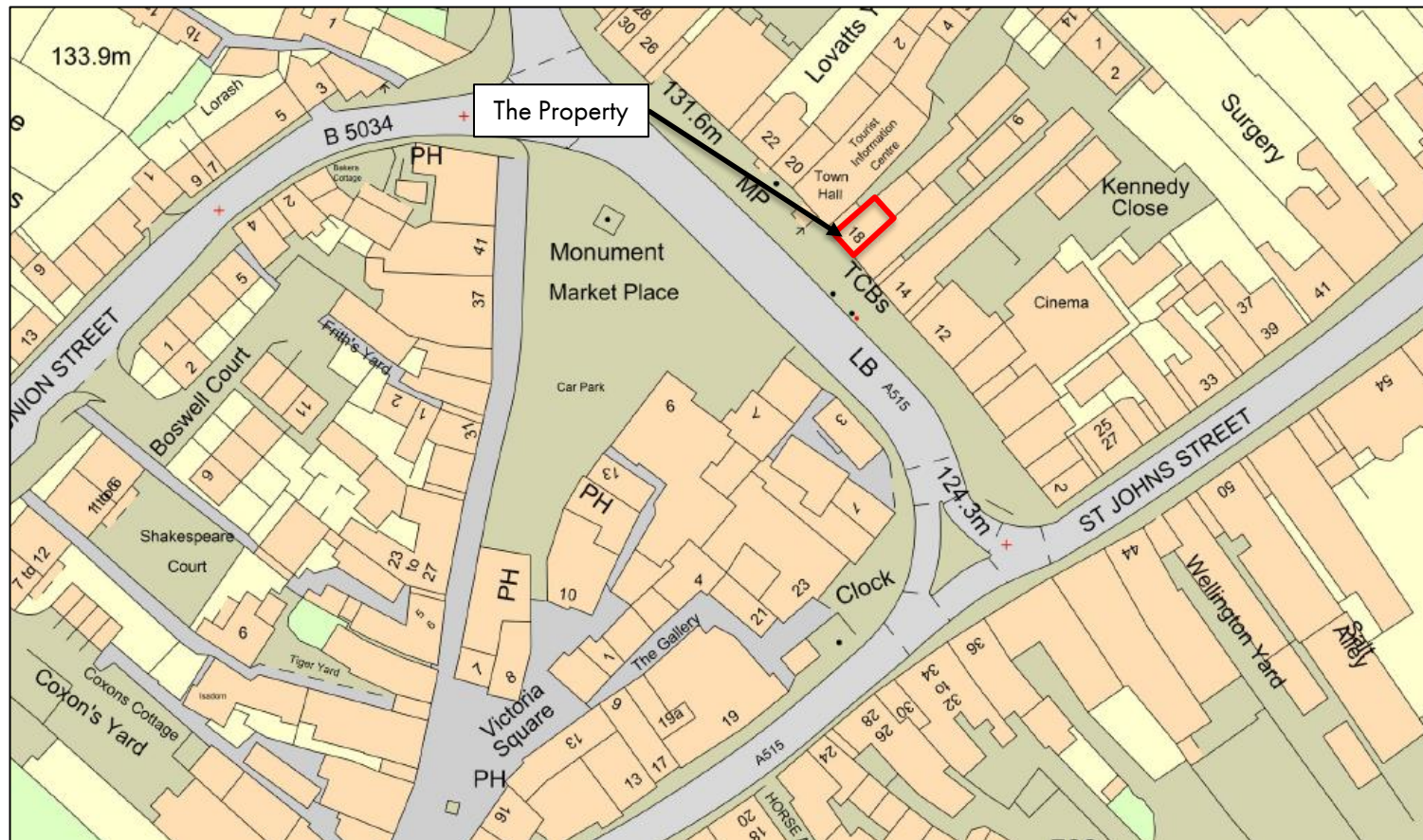
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

## Viewing and Further Information

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

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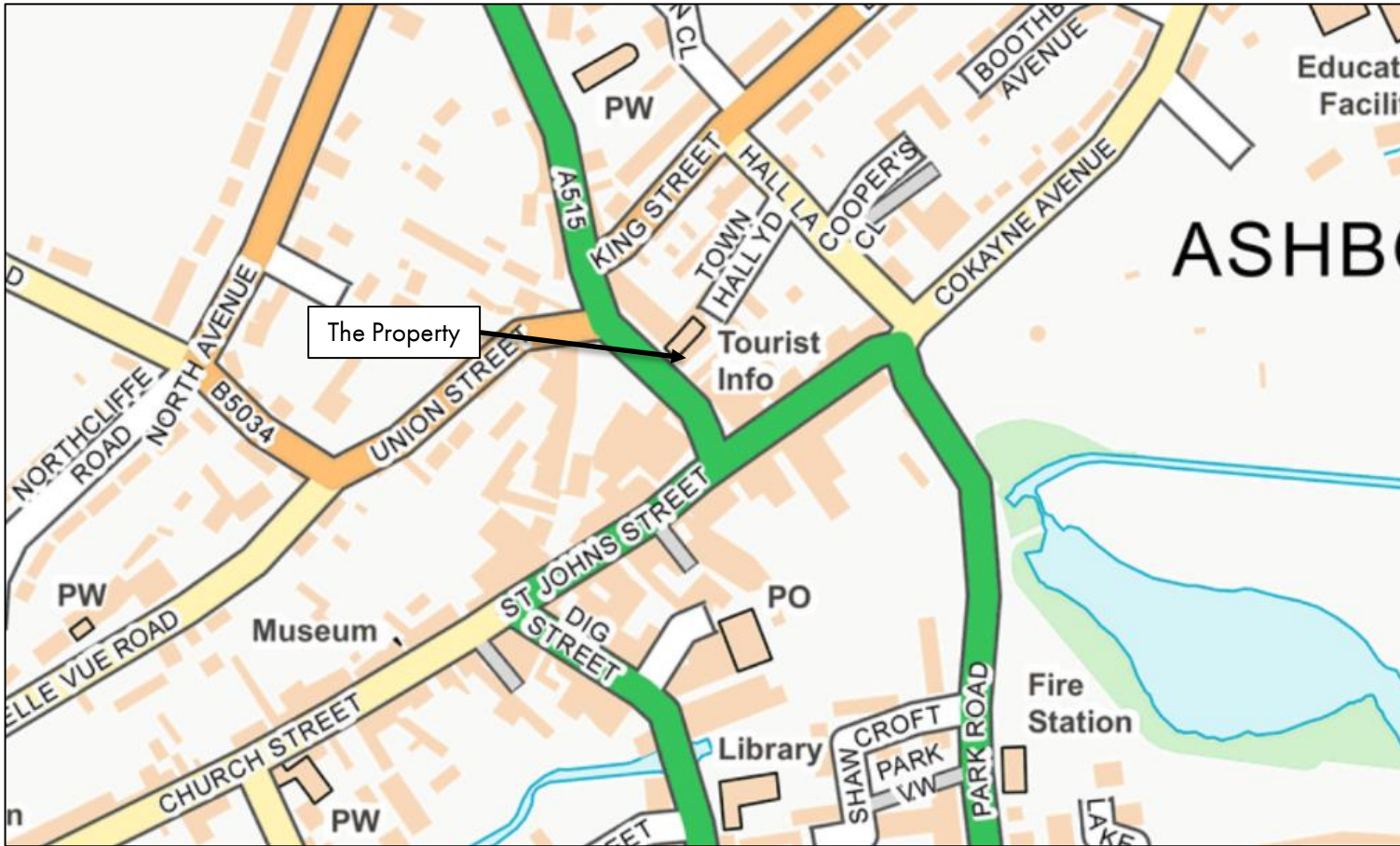
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**This brochure is intended to be a guide only so please read these important notes:**

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