



7-11 Ashbourne Road, Derby, Derbyshire DE22 3FQ

RETAIL/CAFE/DESSERT PARLOUR

- ▶ **1,092 sq ft (101.4 sq m)**
- ▶ **Very busy arterial route position**
- ▶ **Close to inner ring road**
- ▶ **Suitable for a cafe/dessert parlour or alternative uses**

For enquiries and viewings please contact:



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Location

The property is located in a prominent position fronting Ashbourne Road, close to the junction with Friar Gate and Uttoxeter Old Road. Ashbourne Road is a very busy arterial route providing access between the city centre, inner ring road and the A38/A52.

The surrounding area provides a mix of retail, commercial, residential and student accommodation.

The city centre, Cathedral Quarter and Derby's main food and drink circuit are all within walking distance.

Description

The ground floor retail unit has been fully refurbished to an excellent standard for use as a dessert parlour/cafe and has a large open plan seating area to the front section and servery/counter areas to the back. The counters have attractive coloured subway tiled frontage and matching splashback. There is pendant lighting over the counter areas with strip lighting in the remainder.

The back of house areas are also fitted to an very high standard with separate kitchen, wc and corridor leading to a garage which is currently utilised for additional storage.

There are 3 parking spaces to the rear accessed off Uttoxeter Old Road.

Accommodation

	Sq M	Sq Ft
Total	101.4	1,092

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Planning

The premises were previously uses as a dessert parlour/cafe falling within Class E (Business, Commerce & Services) of the Use Classes Order 1987 (as amended). Interested parties are advised to clarify their own use direct with the local planning department on 01332 640795.

Tenure

The premises are available on a new flexible term full repairing and insuring lease.

Business Rates

The property is currently listed as Restaurant & Premises and has a rateable value of £8,500. Subject to status the tenant might qualify for 100% rates relief. Source: VOA

Rent

Rental £22,000 per annum exclusive of business rates and VAT and is payable quarterly in advance.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party to pay their own costs incurred.

EPC

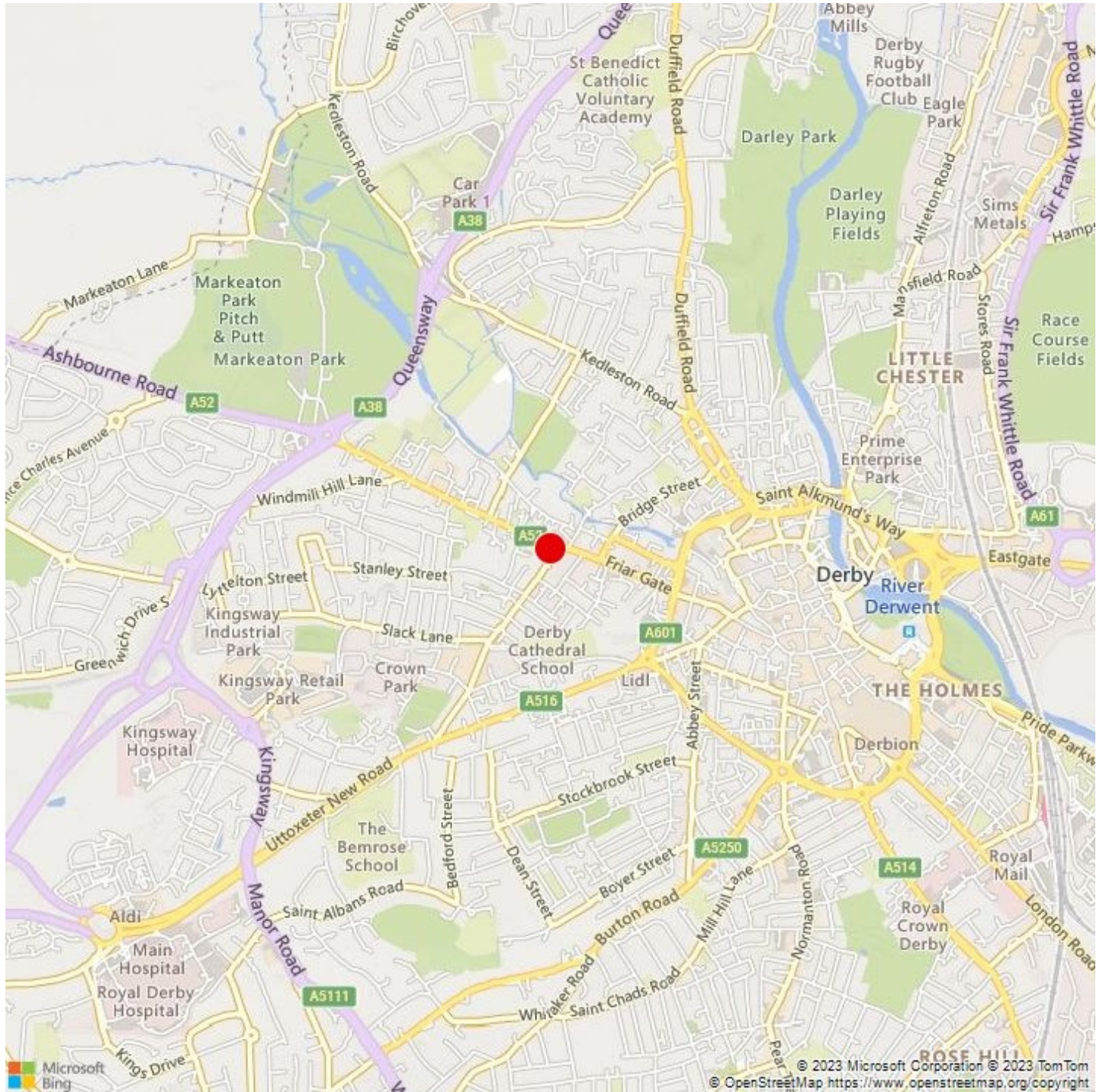
A new EPC has been requested and will be available on request.

Viewings

Viewings are by appointment with sole agents Innes England

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