



12-12a Market Place, Ashbourne, Derbyshire DE6 1ES

Two Storey Retail Premises

- ▶ **Prominent frontage of 22ft (6.8m)**
- ▶ **Located along a main arterial route through Ashbourne**
- ▶ **Ground floor sales of 670 sq.ft (62.3 sqm)**
- ▶ **Local occupiers include Trespass, Costa Coffee, Ryman and Vision Express**

For enquiries and viewings please contact:



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Location

The subject premises are located in a prominent position along Market Place. Ashbourne, also known as 'The Gateway to Dovedale', is a popular market town with a strong Tudor and Georgian heritage situated on the A52 approximately 15 miles west of Derby. The town has a collection of more than 200 listed buildings and is the location of the start of the Tissington Trail.

A range of good quality independent retailers as well as national occupiers are present in the town with Vision Express, Trespas, Costa Coffee and FatFace all located nearby.

Description

The property occupies a double fronted position on Market Place. Internally, the property provides ground floor sales space with partitioned meeting rooms and an internal staircase providing access to the mezzanine and first floor. The mezzanine and first floor provide a further office accommodation, in addition to toilets, staff kitchenette and ancillary storage. The general specification generally includes fully carpeted flooring throughout perimeter trunking and category 2 lighting.

There is also on street parking available at the front of the property.

Accommodation

	Sq M	Sq Ft
Ground Floor	62.2	670
First Floor	39.3	423
Total	101.6	1,094

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

Services

We understand all mains services are connected to the property.

Planning

We understand the property previously benefited from planning consent for A2 Use Class (Financial Services) now under Use Class E of the Town and Country Planning (Use Class) Order 1987.

Alternative uses may be suitable, subject to landlord consent and any relevant planning permissions.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available by way of an assignment or subletting of the current lease which expires 27th November 2024. The current user clause permits A2 (Financial and Professional Services), therefore any other uses will require landlord's consent.

Business Rates

Property Description: Shop & Premises

Rateable Value: £16,500

Rates Payable: £8,233.50 (based on the small business rates multiplier of 49.9p effective until March 2023)

The draft valuation has been updated by the Valuation Office Agency and is as follows;

Property Description: Shop & Premises

Rateable Value: £15,500

Rates Payable: £7,734.50 (based on the small business rates of 49.9p, effective until March 2024).

This will come into effect from April 2023.

Occupiers with a property with less than £12,000 rateable value may be eligible for 100% rates relief.

All retail, leisure and hospitality users will be entitled to 50% rates relief or rates payable up until April 2023, which will increase to a 75% discount from April 2023.

Source: VOA

Rent

£25,000 per annum exclusive

Service Charge

The tenant is responsible for a fair portion of the costs of the upkeep of the common areas.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal and professional costs incurred.

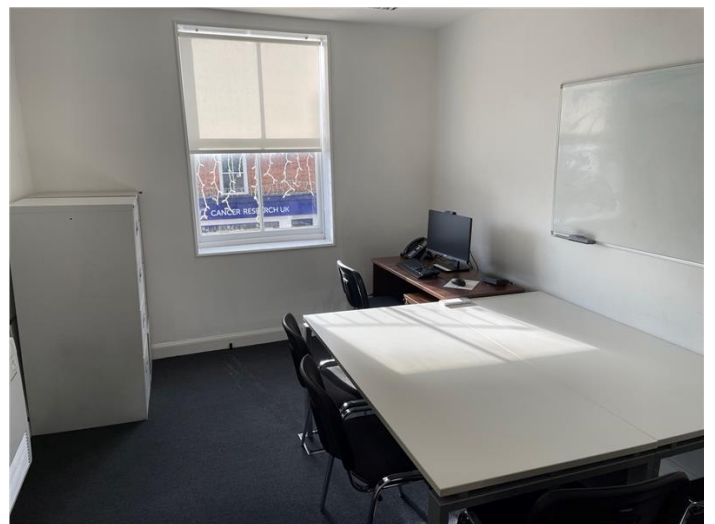
EPC

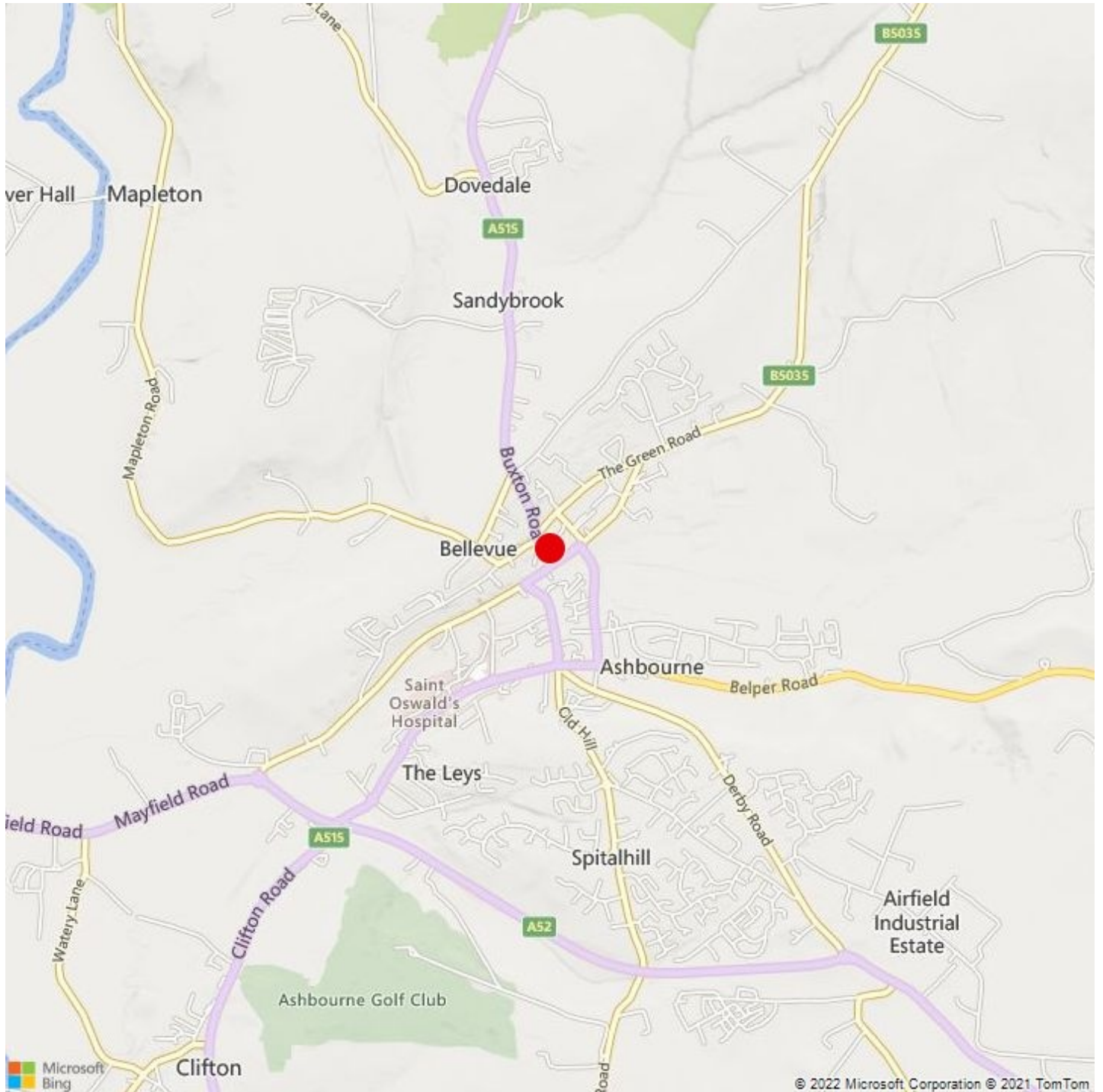
The premises have an EPC assessment of E - 115

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 29-Nov-2022





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