

AN EXCELLENT TOWN CENTRE MIXED USE INVESTMENT OPPORTUNITY

37/39 ST JOHN STREET, ASHBOURNE, DE6 1GP



PRICE: O/A £295,000

DESCRIPTION

Representing an exclusive opportunity to acquire a most attractive Grade II* Listed Georgian town centre property which provides an excellent investment income from its current mixed-use occupation.

Being fully let over three floors, the building currently provides, at ground floor level a double fronted retail outlet offering spacious and characterful accommodation extending to some 58.5 square metres GIA whilst at first floor and second floor levels there are two good quality self-contained residential apartments.

Considered likely to be of particular interest to discerning private investors or speculators the premises are presented in a good state of repair and decoration and currently provide a gross income of £18,720 per annum.

ACCOMMODATION

Ground Floor Retail comprising an excellent ground floor sales shop with double fronted aspect to St John Street with period bay window. The accommodation briefly comprises:

Entrance Porch

Room One approximately 4.26m x 4m 14' x 13'2") (maximum overall measurements) plus cant bay to the front. Having night storage heater and staircase off to first floor level.

Room Two approximately 4.7m x 3m (15'5" x 9'10") (maximum overall measurements). Having period sash window, night storage heater and in-built cupboard.

Room Three (rear) approximately 3.55m x 3.32m (11'8" x 10'11") with door off to cellarge.

Kitchen 4m x 3.5m (13'2" x 11'6") with fitted cupboards and sink unit, rear exterior door and door off to

Storage Lobby with staff wc off.

At First Floor Level

Storage Room approximately 3.73m x 3.36m (12'3" x 11').

Upper Floor Residential Accommodation

Accessed from the rear of the property via a communal entrance lobby and staircase there are two good quality self contained residential apartments.

39A St John Street (first floor apartment)

Providing Sitting Room, Kitchen, Shower Room and double Bedroom – a particular feature of which are the early 19th Century wall paintings depicting a rural landscape which have led to the Listing of the property Grade II*.

NB – Protective screens are designed and fitted to enable full usage of the room whilst ensuring the protection of the painting.

39B St John Street (situated at second floor level)

Briefly comprising Entrance Hall with in-built cloaks cupboard, Sitting Room, double Bedroom, small Bedroom, Shower Room and fitted Kitchen.

Both apartments benefit from electric heating.

LEASE DETAILS

The ground floor sale shop is currently let on a standard commercial lease (with the tenant holding over) at a passing rent of £7,020 per annum.

Both apartments were originally let in Assured Shorthold Tenancies which following Renters Rights Act legislation have converted to Assured Periodic Tenancies.

The current rent passing are

39A St John Street - £475 per calendar month

39B St John Street - £500 per calendar month

The gross rental income for the entire building amounts to £18,720 per annum.

RATING INFORMATION

Ground Floor Rateable Value 2026/27 £3,800 per annum

Apartment 39A St John Street Council Tax band A

Apartment 39B St John Street Council Tax band A

OUTSIDE

SERVICES

It is understood that the property is laid to mains water, electricity and drainage.

TENURE

The property is understood to be held freehold and is being sold subject to the existing tenancies as described above. Interested parties should make their own enquiries.

EPC RATINGS

Ground Floor Retail band D

Apartment 39A St John Street band E

Apartment 39B St John Street band E

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref: FTA2858

www.fidler-taylor.co.uk

