DENISE WHITE
BESPOKE ESTATE AGENT









10 Market Place, Ashbourne, DE6 1ES

£2,250

Located on Market Place in Ashbourne town centre, this double-fronted commercial premises offers approximately 380 sq ft of space suitable for a range of potential retail or office uses, subject to any necessary consents. The property benefits from a split-level office/retail space with display windows, wood-effect flooring, electric heating, as well as useful understairs storage and a separate WC. Available to let at £9,000 per annum plus VAT, the property offers an opportunity for businesses seeking a retail or office base within this popular market town.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
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Location



Situated amongst other shops and businesses, the property benefits from a town centre position with potential to attract passing footfall. Ashbourne offers a range of independent retailers, cafés and local amenities, with convenient access to the surrounding Derbyshire Dales and nearby towns.

Office/Retail Space Lower

16'3" x 14'2" (4.96 x 4.34)



Double-fronted with shop windows, wood-effect laminate flooring, painted walls, pendant lighting and electric heater.

Office/Retail Space Upper

10'3" x 9'8" (3.14 x 2.97)



Raised area with wood-effect laminate flooring, painted walls, pendant lighting and two storage alcoves.

WC

5'1" x 5'7" (1.57 x 1.71)



Fitted with a toilet and wash hand basin with an electric instant hot water tap. Wood-effect vinyl flooring, painted walls, tiled splashback.

Storage Room



Understairs storage cupboard with shelving and access to the WC. Electricity meter and fuseboard.

Agent Notes

Services: Mains electric and water.
Electric Heating.
Minimum Lease Term of 5 Years
EPC Rating: B

Rent

£9,000 per annum (£750 per calendar month) plus VAT

VAT

VAT is applicable at the prevailing rate.

Additional Costs

The incoming tenant is responsible for the landlord's reasonable legal costs.
The tenant will be responsible for payment of business rates (if applicable), utilities and for maintaining the internal condition and the shopfront of the property throughout the term.
The tenant will be responsible for a 7% contribution towards external building repairs and maintenance, as well as 7% of the building insurance premium.

Please Note

Please note that all measurements and descriptions are approximate and for guidance only. Prospective tenants should satisfy themselves as to the property's condition and suitability before entering into an agreement. Photographs may have been enhanced. The property is offered unfurnished, and any included fixtures, fittings or appliances will be confirmed prior to the commencement of the lease.

Floor Plan



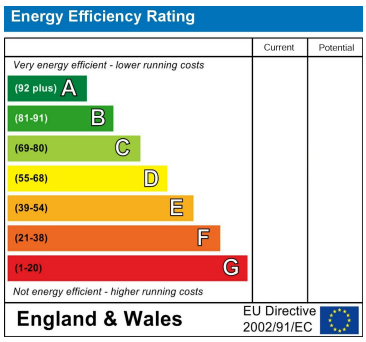
Floorplan

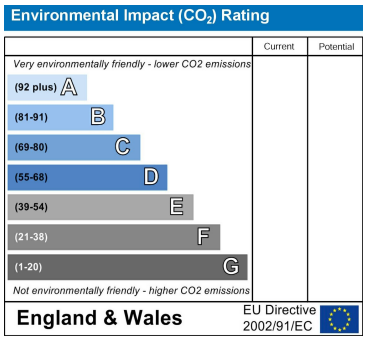
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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