

GADSBY NICHOLS



34 St. John's Street, Ashbourne, Derbyshire, DE6 1GH

Superbly appointed refurbished second floor offices.

869 sq. ft. / 80.7 sqm.

Networked for IT and communication.

TO LET - £7,500 PAX

34 St. John's Street, Ashbourne, Derbyshire, DE6 1GH

LOCATION

The property is well situated on St. John's Street, one of the main retail pitches of Ashbourne. It is opposite the Market Place at the bottom of Buxton Hill. Nearby retailers include; Bennetts Department Store, Rymans Stationary, Costa and Ashbourne Ginger Bread Shop. Shaw Croft carpark is situated to the rear. The offices are above Opus Gallery and Track & Trail.

DESCRIPTION

The offices are accessed via a door from the pavement, via an intercom access system. The subject office suite is situated on the second floor and another self-contained suite is located on the first floor. The suite has recently been refurbished with new data and telecom cabling throughout, new fitted kitchen and toilet facilities with shower. There is LED lighting to the principal offices and electric thermostatically controlled heating.

ACCOMMODATION

There are four offices, kitchen and shower room;

NIA 869 sq. ft. 80.7 sqm.

SERVICES

Mains water, electricity and drainage are connected.

PLANNING

We understand existing use consent is B1(a) Offices, as defined by the Town and Country Planning (Use Classes) Order 1987.

BUSINESS RATES

The current assessment incorporates the first and second floor and are due to be reassessed. Further details are available on request.

TERMS

The premises are available on a new lease, at a rent of £7,500 (seven thousand, five hundred pounds) per annum, for a minimum term of three-years.

INSURANCE

The insurance is recharged based upon square footage and is estimated at £500 (five hundred pounds) per annum.

SERVICE CHARGE

There is a separate charge to cover the repairs and maintenance of the exterior of the premises.

LEGAL COSTS

The incoming tenant is to be responsible for the landlord's reasonable legal costs in connection with the lease, estimated at £500 (five hundred pounds) plus VAT.

VALUE ADDED TAX

We understand VAT is not applicable on the rent or service charge.

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

VIEWING

By prior arrangement with the agent;

Gadsby Nichols

21 Iron Gate, Derby, DE1 3GP

Tel: 01332 290390

Mob: 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

SUBJECT TO CONTRACT

