



Sandy Brook Garage, Buxton Road, Ashbourne, Derbyshire, DE6 2AQ

Newly-built Industrial Units, ranging from **808 sq. ft. to 3,500 sq. ft.**

Rents from £7,500 per annum exclusive (pax).

Very prominent location on the A515, Buxton Road.

Forecourt parking.

TO LET FROM £7,500 to £30,000 pax

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LOCATION

The units are well situated approximately 1-mile north of Ashbourne town centre and the A515, the main road linking Ashbourne and Buxton. Within Ashbourne itself, there are notable retailers, including Bennetts Department Store, Rymans Stationers, Costa Coffee, and Boots the Chemist. Ashbourne is a very popular Market Town, at the edge of the Peak District National Park.

DESCRIPTION

The property comprises two, recently-constructed industrial units, with brick and clad elevations. Workshop One extends to 2,425 sq. ft., and can be split into 3-units of 808 sq. ft., each with their own roller shutter door, and WC facilities. Workshop Two extends in total to 1,029 sq. ft. The units have 4m wide roller shutter doors, with 3.7m height, and 4.2m to the under eaves. There is forecourt parking to the front of the premises.

ACCOMMODATION

Workshop One

24.23m x 9.3m 2,425 sq. ft. 225.3 sqm.

With three roller shutter doors, and splittable into Units 1a, 1b and 1c.

Workshop Two

10.28m x 9.3m 1,029 sq. ft. 95.6 sqm.

SERVICES

We believe that mains electricity, water and drainage are all available to the property.

PLANNING

We understand that the premises have use consent for B1 Business, as defined by the Town and Country Planning (Use Classes) Order 1987. There is a possibility that Quasi Retail use may be applicable to the site. Interested parties are advised to make their own enquiries of the local planning authority.

BUSINESS RATES

Yet to be assessed.

ENERGY PERFORMANCE CERTIFICATE

Yet to be assessed.

TERM

The premises are available by way of new, fully repairing and insuring (FR&I) leases, at the following rents: -

Workshop One	£20,000 pax
Unit 1a	£ 7,500 pax
Unit 1b	£ 7,500 pax
Unit 1c	£ 7,500 pax

Workshop Two	£10,000 pax
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SERVICE CHARGE

There is a separate service charge to cover the cost for repairs and maintenance of the forecourt, parking and associated landscaping.

LEGAL COSTS

The incoming tenant(s) to be responsible for the landlords reasonable legal costs in connection with the lease.

VALUE ADDED TAX (VAT)

We understand that VAT is applicable on the rent.

VIEWINGS

Strictly by prior appointment with the sole agents: -
Gadsby Nichols

Tel: 01332 290390

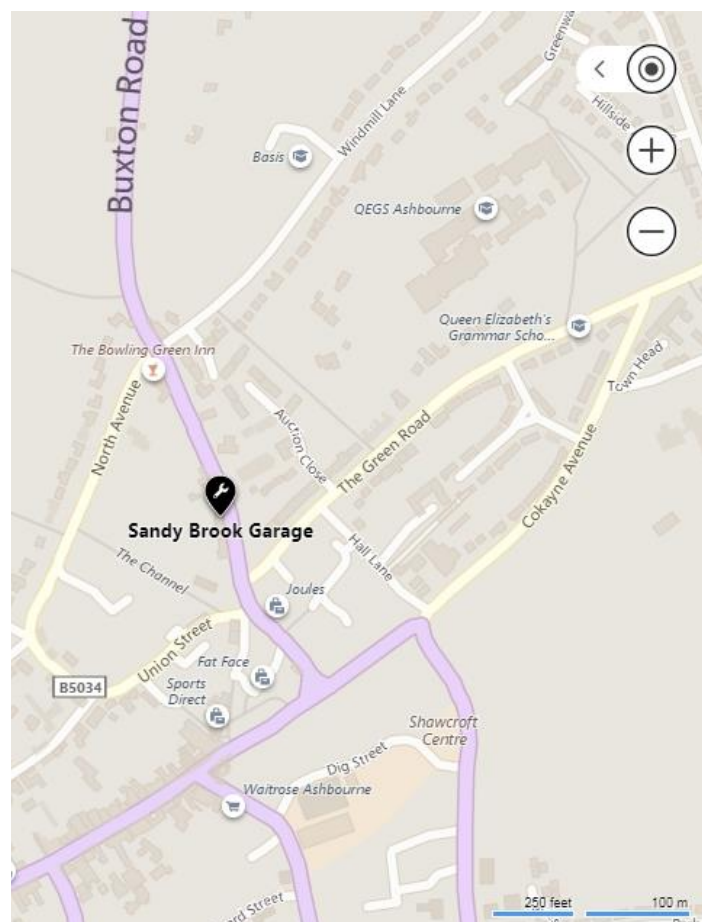
Mobile: 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

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.

SUBJECT TO CONTRACT



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