



29 Church Street, Ashbourne, Derbyshire, DE6 1AE

Superbly situated and attractive double-fronted shop.

Popular retail location within Ashbourne.

Interesting internal retail layout, with storage.

618 sq. ft. / 57.4 sqm. of retail space.

TO LET - £12,000 pax

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LOCATION

The premises are located on Church Street in Ashbourne, one of the prime retailing pitches in the town, adjacent to a number of antique shops, clothes shops and estate agents. Church Street is the extension of the A52 Mayfield Road, which is one of the main arterial routes entering Ashbourne from Leek to the north.

DESCRIPTION

The premises comprise a particularly attractive double-fronted Georgian retail unit, with three distinct retail areas. The retail space extends to 618 sq. ft./57.4 sqm. or thereabouts, incorporating useful storage, kitchen, and WC facilities. The premises also benefit from attractive feature lighting, is carpeted throughout, and is in good decorative order.

For a number of years, the premises have been used as a ladies fashion outlet.

SERVICES

We understand mains electricity, water and drainage are available and connected. Please note, no tests of the services have been undertaken, and no warranties are given or implied.

BUSINESS RATES

Description	Rateable Value
Shop and Premises	£7,800

The property will likely benefit from small business rates relief and likely be exempt from Business Rates. Please contact the agent for further information.

TERMS

The premises are available by way of new internal full repairing and insuring (FR&I) lease for a term to be negotiated, at an initial rent of £12,000 (twelve thousand pounds) per annum, exclusive (pax).

There are to be three-yearly rent reviews incorporated within the lease, in line with the Retail Price Index (RPI).

LEGAL COSTS

The incoming tenant is to be responsible for the landlord's reasonable legal costs in connection with this transaction.

VALUE ADDED TAX

We understand that VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been requested on the property. Once received, a copy of the certificate can be made available on request from the agents.

VIEWINGS

By prior arrangement with the sole agent: - Gadsby Nichols

Tel: 01332 290390

Mob: 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

