



## Horse & Jockey Yard, St. John Street, Ashbourne, Derbyshire, DE6 1GH

Superbly situated, new-build retail unit in the centre of Ashbourne.

Extending to 1,104-sq.ft /102.6-sqm. over two floors.

Available on a new lease.

**TO LET**  
**£20,000 PAX**

# Horse & Jockey Yard, St. John Street, Ashbourne, Derbyshire, DE6 1GH

## LOCATION

The property is well situated on the Horse & Jockey Yard, a very popular retail pitch between St. John Street, one of the main retail areas in Ashbourne, close to Shaw Croft car park. Nearby retailers include; Bennetts Department Store, Rymans Stationary, Costa Coffee, the Co-Op, Wigleys Shoes, Boots the Chemist, and Ashbourne Ginger Bread Shop. Shaw Croft carpark is situated to the rear.

## DESCRIPTION

The premises comprise a new-build, two-storey shop with retail space at both ground and first floor levels. There are WC facilities to the ground floor, with additional kitchen and storage to the first floor. The unit will be completed to a shell finish for the incoming tenant to fit-out to their own specification.

## ACCOMMODATION

The specific accommodation arrangements are as follows;

Ground Floor Retail	498-sq. ft.	46.26-sqm.
First Floor Retail	490-sq. ft.	46-sqm.
First Floor Store/Office	116-sq. ft.	10.73-sqm.

## SERVICES

We understand mains water, electricity and drainage are available and connected.

## PLANNING

We understand the premises have consent for A1 (Shops), as defined by the Town and Country Planning (Use Classes) Order 1987.

## BUSINESS RATES

To be assessed upon completion.

## TERMS

The premises are available on a new, full repairing and insuring (FR&I) lease, at a rent of £20,000 (twenty thousand pounds) per annum, for a minimum term of five years.

## LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs in connection with the lease.

## VALUE ADDED TAX (VAT)

We understand VAT is applicable.

## VIEWINGS

By prior arrangement with the agents: -

Gadsby Nichols  
21 Iron Gate, Derby, DE1 3GP

Tel: 01332 290390  
Mob: 07501 525352  
Email: [mikewalmisley@gadsbynichols.co.uk](mailto:mikewalmisley@gadsbynichols.co.uk)

## SUBJECT TO CONTRACT

