

## To Let

Prominently located retail/café opportunity



### **Good quality and centrally situated premises**

**22 Market Place, Ashbourne, Derbyshire, DE6 1ES**

- High quality double fronted outlet
- Overlooking Ashbourne's busy marketplace area
- Extremely attractive period building
- Over 415sq.ft (38.5sq.m) of ground floor space
- Additional storage/staff accommodation
- Suit a variety of retail, café or professional usages

# 22 Market Place, Ashbourne, DE6 1ES

## Location

The property occupies a prominent location close to the heart of Ashbourne overlooking the busy and vibrant marketplace area with important national and local retailers nearby including FatFace and Joules.

## Description

Having twin display windows to the front with central glaze doorway the property has an internal frontage of approximately 18'10" [5.75m] and providing a gross internal sales and storage area of about 418sq.ft [38.8sq.m]. Two room cellar/basement

The premises have over the years been very successfully run as a variety of retail and hospitality businesses.

## Accommodation

### Ground Floor Sales

Internal frontage width 18'10" [5.75m]

Gross depth 17'3" [5.25m] (approximately 280sq.ft or 26sq.m). Electric panel radiator.

Rear Sales/Storage 18'1" x 11'7" [5.5m x 3.56m]

(approximately 212sq.ft or 19.7sq.m)

Electric panel radiator.

Staff WC with wash hand basin and exterior door

### Basement Storage Room One

5.3m x 3.8m

### Basement Storage Room Two

2.53m x 1.96m

## Business Rates

Derbyshire Dales District Council

Ratable Value £8,500

## Energy Performance Certificate

TBA

## Lease Terms & Asking Rent

The premises are available on a new standard commercial lease for a flexible term of years on effective FRI terms with the ingoing tenant also being responsible for the cost of a proportionate contribution to buildings insurance.

An initial rent of £9,500 per annum is sought.

## Legal Costs

The ingoing tenant will be responsible for the landlords proper legal costs in the transaction.

## VAT

No VAT will be charged on the rent.

## Viewing and Further Information

All enquiries to:

**fidlertaylor**

01335 346246

ashbourne@fidler-taylor.co.uk

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)