

To Let

Commercial Property



Description

12 Market Place Ashbourne DE6 1ES

- Prominently located high quality commercial premises
- Extensive frontage approaching 7m
- Excellent town centre position overlooking the Market Place
- Over 1,000 sq ft of accommodation over two floors
- Suit a variety of retail or other commercial usages
- Nearby occupiers include Fat Face, Joules, Costa Coffee, Ryman, Vision Express etc

12 Market Place, Ashbourne, DE6 1AS

Location

The property enjoys a very prominent town centre location adjacent to the busy Market Place area

Accommodation

Double fronted Ground Floor Sales approx 7.2m x 5.67m (23' x 18'7") plus two deep cant bay windows.

Ground Floor Room One 2.6m x 2.5m (8'7" x 8'3") with display window to Market Place

Ground Floor Room Two 2.64m x 1.54m (8'8" x 5'1")

Mezzanine 5m x 3.7m (16'5" x 12'2")

(The ground floor provides a total area of some 62.2m or 670 sq. ft)

At first floor level

Large Landing 5.2m x 3m (17'1" x 9'10")

First Floor Room One 4.72m x 3.12m (15'6" x 10'3")

First Floor Room Two 3.23m x 2.19m (10'7" x 7'2")

Large Kitchen/Staff Room

Ladies & Gents WC

The first floor provides a total net internal area of 39.3m or 423 sq. ft.

Planning

We understand the property has the benefit of planning consent under use Class E of the Town & Country Planning (Use Classes Order – Business Premises)

Alternative uses may be suitable subject to Landlord consent and any relevant planning permissions.

Business Rates

Rateable Value - £15,500

Energy Performance Certificate

The premises have an EPC assessment of E - 115

Lease Terms & Asking Rent

The premises are available on a new commercial lease for a flexible and negotiable term of years at a rent of £25,000 per annum exclusive.

Service Charges

The tenant is responsible for a fair proportion of the costs of the upkeep of the common areas and a fair proportion of the building insurance premium.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable costs incurred in lease preparation at the commencement of the lease.

VAT

It is understood that the rent is subject to VAT at the prevailing rate.

Viewing and Further Information

All enquiries to:

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