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Lettings and Property Management

Victoria Square Commercial Property For Rent



Description

To Let
Prime Town Centre Retail Premises

A superbly situated, two-storey, retail sales shop

11 Victoria Square, Ashbourne, Derbyshire, DE6 1GG

- Prominently situated double fronted unit
- Over 330sq.ft of ground floor retail space plus first floor accommodation
- Additional staff and storage facilities
- Suit a variety of retail and professional usages subject to any consents
- An excellent new business opportunity

Location

The premises are situated in the very heart of the popular Georgian market town of Ashbourne fronting onto the cobbled pedestrian area known as Victoria Square.

Description

A high quality, retail sales unit providing a ground floor double fronted shop providing some 335sq.ft or thereabouts of floor space and having a spiral staircase that leads to an upper floor area of a further approximately 200sq.ft plus staff and storage facilities.

Accommodation

Ground Floor Sales Shop with internal frontage of approximately 22ft and maximum depth of 16.9'. Central entrance doorway, flanking display windows plus further side window.
First Floor Retail or Storage Facility with WC and kitchenette.

Cellarage

Business Rates

Rateable Value £7,400
Rates Payable £3,515.71 April 2024/25

Energy Performance Certificate (EPC's)
tbc

Lease Terms & Asking Rent

The premises are available on a new standard commercial lease for a flexible term of years with the ingoing tenant being responsible for the interior maintenance and repairs, the upkeep of the shop front and also a proportion of the buildings insurance.

An initial rental of £12,000 per annum is sought.

Legal Costs

The ingoing tenant will be responsible for 50% of the landlord's proper legal costs in the preparation of the lease.

VAT

No VAT will be charged on the rent.

Viewing and Further Information

All enquiries to:

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Contact us

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