

**ST JOHN STREET ,
ASHBOURNE,
DERBYSHIRE, DE6 1GP**



Rental £12,000Yearly / Bond £0

**1 bedroom Commercial Property
available Now**



www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

* Unfurnished

Situation

Location The premises are situated in a prime retail location in the heart of Ashbourne on St John Street just a short distance from central market place. Description Having a return display frontage the premises are accessed by a central glazed entrance door. The premises provide approximately 372sq.ft of ground floor sales space with staircase off to further sales or storage facility at first floor level with staff and kitchen facilities. Accommodation Ground Floor Sales Shop 11'10" x 25'2" [3.61m x 7.67m] with upper sales of 11'10" x 6'4" [3.61m x 1.93m] and thus providing some 372sq.ft or thereabouts. First Floor Sales 12'10" x 11' [3.91m x 3.35m] plus additional area of 12'10" x 11'2" [3.91m x 3.4m] thus providing first floor sales of some 284sq.ft or thereabouts. Staff Facility including Kitchen and WC Business Rates Derbyshire Dales District Council Rateable Value £7,300 Charges Payable tba 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 for the cost of the buildings insurance premium. An initial rent of £12,000 per annum is sought. Legal Costs Each party to bear their own legal costs. VAT No VAT will be charged on the rent. Viewing and Further Information All enquiries to: fidlertaylor 01335 346246 ashbourne@fidler-taylor.co.uk

All measurements are approximate.

Further Information

The deposit required is £0

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 1 Year and a maximum of 3 Years

Accommodation

First Floor Sales

Ground Floor Sales Shop

Staff facility included kitchen and wc

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