

## CHURCH STREET , ASHBOURNE, DE6 1AE



**Rental £7,000Yearly / Bond £0**

**1 bedroom Commercial Property  
available Now**



[www.fidler-taylor.co.uk](http://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 occupy a prominent location on Ashbourne's prestigious and elegant Church Street just a short distance from the heart of this Georgian market town. Description A pretty and characterful, town centre retail opportunity providing value for money and affordable accommodation which will suit a variety of retail or professional business uses. Early viewing highly recommended. Accommodation Entrance Lobby – approximately 5.9" x 5' [1.75m x 1.65m] providing some 28.75sq.ft of floor space and being open to Main Sales Area – approximately 15'3" x 13'6" [4.64m x 4.11m] with feature fireplace and two small pane glazed windows to the front. This mains sales area provides approximately 206sq.ft or thereabouts of retail space. A door off from the rear leads to Rear Lobby/Wc and Staff Facility – with further door to the exterior rear. Services It is understood that mains water, electricity and drainage are connected. Business Rates Rateable Value 2022 £6,000 Rates Payable £2,994 Small Business Rates Relief may be available. Energy Performance Certificate tba Lease Terms & Asking Rent The premises are available on a new internal repairing three years lease with the tenant also being responsible for a proportional contribution to the buildings insurance. An initial rental of £7,000 per annum is sought Legal Costs The ingoing tenant will be responsible for the landlords reasonable costs incurred in lease preparation at the commencement of the lease. VAT All prices are quoted exclusive of VAT at the prevailing rate. Viewing and Further Information All enquiries to: fidler-taylor 01335 346246 ashbourne@fidler-taylor.co.uk

### Accommodation

Entrance Lobby

Mains Sales Area

Rear Lobby/Wc & Staff facility

All measurements are approximate.

### Further Information

The deposit required is £0

The landlord is willing to rent this home to Employed

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

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