

## For Sale

### Commercial Property



## High quality extensive town centre restaurant premises

41 Market Place, Ashbourne, Derbyshire, DE6 1EU

- Exclusive opportunity to acquire prominent and prestigious town centre premises
- Extensive ground floor restaurant seating area with bar, catering kitchen and customer toilets
- Further first floor restaurant or function room with storage facilities, large basement, second floor living accommodation
- Prestigious town centre location overlooking the historic market place
- Suit a variety of restaurant, retail, professional or business usages

# 41 Market Place, Ashbourne, Derbyshire, DE6 1EU

## General Description

41 Market Place is a very elegant period double fronted three storey premises with basement which has for many years been run as a successful Cantonese restaurant. The property would suit a variety of restaurant, café or hospitality usages but could equally be utilised for retail or professional or commercial purposes.

## Location

The property is situated in the heart of the extremely popular Georgian market town of Ashbourne - "The gateway to Dovedale" enjoying a prestigious and prominent location overlooking the market place.

## Accommodation

The slightly elevated ground floor provides extensive restaurant area providing a total floor area extending to some 850sq ft. Rear catering kitchen being extensively equipped and providing some 400 sq ft. Ladies and Gents wc facilities.

At first floor level restaurant/function room approximately 750sq feet with bar and rear area.

Ladies and Gents wc facility.

NB – It is understood that the combined ground and first floor seating area could accommodate up to 180 covers.

Rear storage approximately 380sq ft

Second Floor Accommodation providing three rooms, kitchen and two bathrooms.

Extensive basement storage.

## Outside

Rear vehicular access for loading/unloading.

## Business Rates 2018/19

Rateable Value - £25,500

Rates Payable - £12,240

## Energy Performance Certificate (EPC's)

An EPC is available for inspection upon application

## Asking Price

Offers around £610,000

## VAT

All prices are quoted exclusive of VAT at the prevailing rate.

## Viewing and Further Information

All enquiries to:

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