

## For Sale

Commercial Property



## Prominent Town Centre Retail Sales Premises

2 Market Place, Ashbourne, DE6 1ES

- Excellent town centre shop in corner position
- Extensive and flexible accommodation over three floors
- Architecturally interesting Grade II Listed property
- Total net internal area in excess of 1,000sq.ft (approx. 96sq.m) plus large two-room cellar
- Suit a variety of retail or professional usages together with upper floor residential refurbishment potential

## 2 Market Place, Ashbourne, DE6 1ES

### Location

The premises occupy a very prominent and busy town centre location at the bottom of the Market Place on the junction of St John Street onto which the building has a return frontage.

### Accommodation

The accommodation is arranged on three levels together with an extensive two-roomed cellar storage.

**Ground Floor Sales Shop** having an internal width of 13'2" [4.01m] and providing approximately 258sq.ft or thereabouts of retail space. The wide display window includes a most attractive arched design which is repeated on the glazed shop entrance door.

### Rear Staff Kitchen/wc Facility

**Rear Hall** with staircase to first floor level and pedestrian access to St John Street.

**Cellarage** a door from the ground floor sales area leads via steps down to a most useful and extensive two-room storage cellar.

At First Floor Level

**Room One** (front) approx. 15' x 11' [4.57m x 3.35m] maximum with two original sash windows to the front.

### Small Landing

**Room Two** (rear) [extending over ground floor rear passage way] approx. 15'5" x 14' [4.7m x 4.27m] with sash window overlooking St John Street.

At Second Floor Level

The accommodation here has been utilised in the past as a self-contained apartment.

**Room One** (front) approx. 11'3" x 7'5" [3.43m x 2.26m] with original sash window.

**Room Two** (front) approx. 11'4" x 7'6" [3.45m x 2.29m] with original sash window.

**Landing** approx. 14'5" x 5'4" [4.39m x 1.62m] overall

**Living Kitchen** approx. 14'6" x 7'6" [4.42m x 2.29m] fitted with a range of base and wall cupboards and having single drainer stainless sink unit and secondary double glazed sash window to the side.

**Rear Shower Room** with shower cubicle having mains control shower, low flush wc and pedestal wash hand basin.

**Outside** there is an enclosed rear passageway over which it is understood adjoining properties have a pedestrian right of access.

### Business Rates 2018/19

Rateable Value	£6,700
Rates Payable	£3,216.00

### Energy Performance Certificate

As the property is Listed as being of historical or architectural interest an Energy Performance Certificate is not required.

### Sale Price

**Offers around £195,000**

### Tenure

The property is understood to be held freehold but interested persons should note this information has not been checked and they should seek verification from their own solicitor.

### Viewing and Further Information

All enquiries to:

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