

For Sale

Commercial Property



Prominent town centre retail sales premises

12 St John Street, Ashbourne, DE6 1GH

- Elegant Grade II Listed double fronted sales shop
- Prime town centre location
- Extensive three storey flexible accommodation
- Total net internal area of approximately 1,200 sq ft plus cellarage
- Suit a variety of high street retail usages

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Location

The premises occupy a very prominent location in the heart of the Georgian market town of Ashbourne in a prime retail position and in close proximity to a number of prestigious national, regional and local retail outlets.

Accommodation

The accommodation at the property is arranged on three levels together with extensive cellarage.

Ground Floor Sales

Double fronted sale space with central entrance doorway having internal measurements of approximately 23'3" x 16' (7.09m x 4.88m) and 17' x 10' (5.18m x 3.05m) and providing a gross internal area of approximately 542 sq ft.

First Floor Sales

Having maximum overall measurements of approximately 30'3" x 22' (9.22m x 6.70m) and providing some 555 sq ft of accommodation

At second floor level

Having overall internal measurements of 30'9" x 22' (9.37 x 6.70m) the second floor is divided into four separate rooms to provide excellent stock, storage or staff facilities.

Cellarage

Spacious and very useful cellars extend to approximately 575 sq ft or thereabouts.

Business Rates

Rateable Value – 2019/20	£15,750.00
Rates Payable – 2019/20	£7,733.25

Energy Performance Certificate (EPC's)

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

Price

Offers in the region of £195,000

Tenure

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

VAT

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

Viewing and Further Information

All enquiries to:

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