

To Let

Centrally located commercial opportunity



Description

Elegant, three-storey town centre commercial premises.

1 VICTORIA SQUARE, ASHBOURNE, DE6 1GG

- High quality bay-fronted sales shop.
- Spacious accommodation over three floors.
- Prominent position overlooking the pretty Victoria Square.
- Extending to over 116 sq.m. (1250 sq.ft.) plus ancillary space.
- Suit a variety of retail or business uses.

1 VICTORIA SQUARE, ASHBOURNE, DE6 1GG

Location

The property is situated in a central location within the pretty and popular Georgian market town of Ashbourne, known as "The Gateway to Dovedale", just off the main shopping thoroughfare of St. John's Street, overlooking the pretty cobbled Victoria Square. There are a number of prestigious national and local outlets nearby, including Specsavers and Fat Face.

Description

The premises comprise a Grade II Listed traditional three-storey property, providing accommodation over three floors with boxed bay display window at ground floor level and characterful, flexible accommodation extending to some 116sq.m. (1250 sq.ft) or thereabouts in total, together with staff and ancillary facilities.

The premises have been for many years been run as a successful lady's boutique.

Accommodation

Ground Floor Sales having internal measurements of approximately 6.45m x 4.5m (21'4" x 14'9") with deep boxed bay display window. The ground floor provides some approximately 29 sq.m. (approximately 310 sq.ft.) of retail sales space, with a short flight of steps to

Rear Mezzanine Sales approximately 15 sq.m. (160 sq.ft.).

First Floor Sales comprising large front room of approximately 6.5m x 4.3m (approximately 28 sq.m. or 300 sq.ft) together with a rear room providing a further approximately 15 sq.m. or 165 sq.ft.

Second Floor Level

Two further rooms, ideal for stock/storage or administration purposes, of some 29 sq.m. or 316 sq.ft., together with staff kitchen and bathroom/wc facilities.

Business Rates

£12,000

Energy Performance Certificate C

Lease Terms & Asking Rent

The premises are available on a new standard commercial lease, for a flexible term of years on effective FRI terms, with the ingoing tenants also being responsible for the cost of Buildings Insurance.

An initial rent of £14,500 per annum is sought.

Legal Costs

The ingoing tenant will be responsible for the landlord's proper legal costs in the transaction.

VAT

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

Viewing and Further Information

All enquiries to:

fidlertaylor

01335 346246

ashbourne@fidler-taylor.co.uk

www.fidler-taylor.co.uk