

SHOP, TO LET

ASHBOURNE GINGERBREAD SHOP, 26-28 ST. JOHN STREET

Ashbourne, DE6 1GH



KEY FEATURES

- Rent: £35,000 per annum
- 1,794 Sq Ft (166.66 Sq M)
- Quality retail, fashion or lifestyle use sought
- Refurbishment underway
- Prime pitch in affluent Market Town
- Near Young Ideas, Costa, Birds & Machine Inn
- Fronting Street, transformed by £13.4m public realm improvements
- Popular Tourist Town on the edge of The Peak District National Park

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LOCATION

Ashbourne is an affluent and highly desirable market town in the heart of Derbyshire, c12 miles north east of Uttoxeter and 14 miles west of Derby. It is generally regarded as a primary tourist and shopping hub at the gateway to The Peak District National Park.

The shop to let enjoys a great position, with frontage onto the town centre's busy main thoroughfare; St John Street (the A515). Nearby occupiers include Co-Op, Boots, Costa Coffee and a number of thriving independents, arts & antique shops, along with quality food and drink outlets.

St John Street and the broader town centre has recently been transformed with a £13.4m Levelling Up Fund Grant to revitalise the town centre and public spaces with highway and public realm improvements.

Being within the town centre Street parking and public transport are close to the shop for rent.

DESCRIPTION

For fashion, boutique, lifestyle and high-quality retail uses only. Character oak-framed building undergoing refurbishment to provide air-conditioned retail space with commercial track lighting.

The accommodation comprises a sales area with large display windows, rear storage, first-floor store, staff kitchen and WCs. The refurbishment will retain existing retail flooring where possible, with replacement flooring where required. Wall finishes will reflect the building's age and character. New sheet flooring is specified for the rear stairs, first-floor store, bathrooms and staff kitchen.

According to the 2021 Census, Derbyshire Observatory (Ashbourne electoral division) 22.9% of the population are aged 65+ and 52.3% are of a working-age. It is a popular tourist town benefiting from a share of £3.58bn generated by the Peak tourism economy: 2026 East Midlands Tourism Awards report (visitor economy value for The Peak District, Derbyshire & Derby).

There are a plethora of high quality Ladies fashion retailers in the town to include Young Ideas, Sinfoil & Slater, Betty's Sewing Box, Sacs, Chic & Mini Chic. These businesses took part in the 2025 Big Fashion Day Out in Ashbourne, transforming St John Street into a vibrant, red-carpet fashion show and community festival; celebrating local independent retailers, fashion, and the town's rejuvenation. A smaller sale 2026 spring event has just taken place with future similar events planned.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA), measured in accordance with the RICS Code of Measuring

PLANNING

We believe the property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be subject to a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority. Parties are advised the building is Grade II listed ref: 1109501.

SERVICES

We are advised all mains services with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is currently listed as a shop and premises on VOA.gov.uk.

Rateable Value: £18,250

TENURE

Shop to rent by way of a new lease for a minimum term of 5 years, with annual rent reviews linked to the Consumer Prices Index (CPI). A cap and collar may be agreed, subject to lease terms and tenant covenant.

RENT

The premises is available to rent for £35,000 per annum.

VAT

All figures are quoted exclusive of VAT, we are advised the property is not currently registered for VAT. The vendor reserves the right to register the property for VAT at a later date.

EPC

The building is Grade II listed

VIEWING

Please contact us or visit www.omeeto.co.uk for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

11-Sep-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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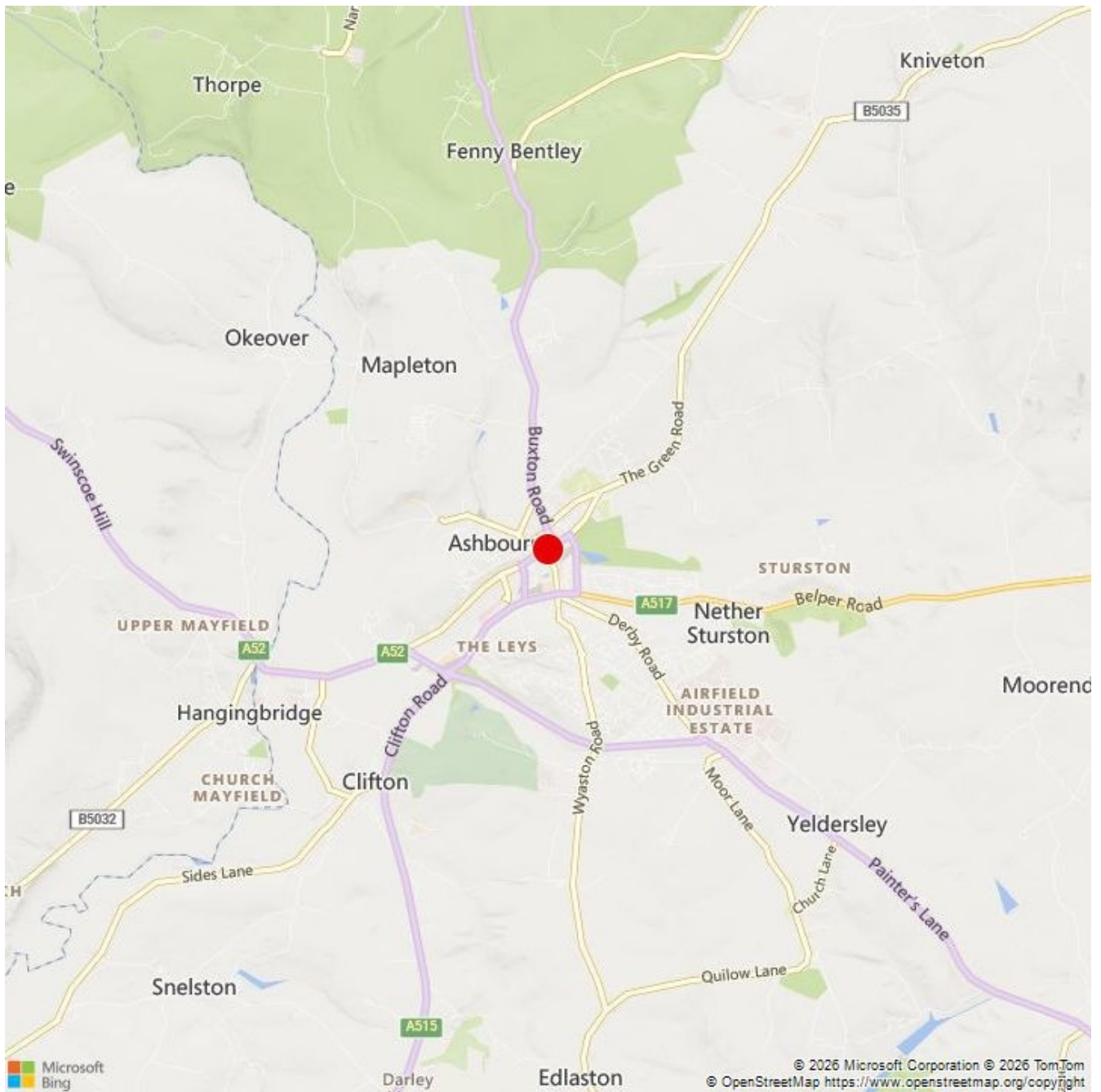
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1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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