



16 St. John Street, Ashbourne, Derbyshire, DE6 1GH

## PRIME PITCH RETAIL UNIT

**TO LET - Prominent retail accommodation located in the attractive market town of Ashbourne.**

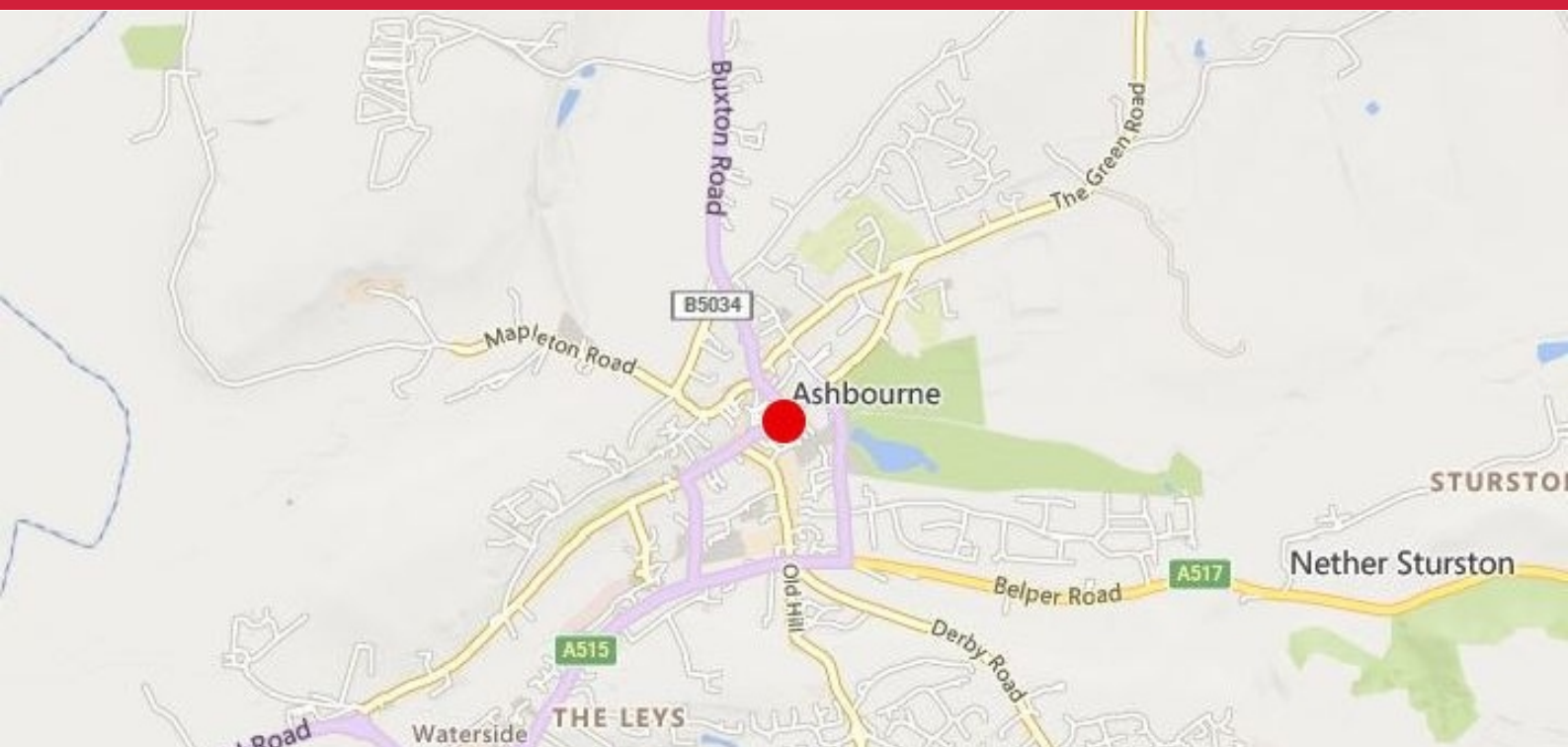
- Situated within an attractive building within the heart of Ashbourne town centre.
- Located within the Reborn Project area on Ashbourne's main thoroughfare.
- Available to rent at £22,500 per annum exclusive.
- Suitable for a variety of uses subject to planning (STP).



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## Location

The property is located within the highly regarded market town of Ashbourne, a popular tourist destination in the Derbyshire Dales, situated approximately 13 miles north west of Derby and 14 miles north east of Uttoxeter.

The property occupies a prime position in the heart of Ashbourne town centre on St John Street, one of the town's principal retailing pitches, benefitting from strong levels of pedestrian footfall and excellent visibility. The location is supported by a well-balanced mix of national and independent occupiers, including Subway, Oxfam, Boots, The Co-operative and Costa Coffee.

The adjacent Costa Coffee has recently undergone internal refurbishment and improvement works, reinforcing its long-term commitment to the location and enhancing footfall in the immediate vicinity. In addition, Bear opened a new café premises in 2023 directly opposite, further strengthening the town's independent food and beverage offering and contributing to the continued vibrancy of the high street.

The property also benefits from close proximity to Ashbourne's recently improved and pedestrianised marketplace, which has enhanced the town centre environment and provides an attractive focal point for retail, leisure and community activity.

Convenient parking provisions are available nearby, with free on-street parking on Compton Street and Church Street, alongside the Shawcroft public car park located within a short one-minute walk.

## Description

The ground floor of No. 16 St John's Street comprises a well-positioned and highly prominent retail unit, currently occupied by the British Heart Foundation, offering a proven trading location within Ashbourne town centre.

The accommodation is arranged to provide an open-plan sales area to the front, benefiting from a wide timber-framed glazed frontage which

delivers excellent visibility and strong pedestrian engagement.

To the rear, the unit is supported by a dedicated storeroom, together with a private office, staff kitchenette and WC facilities. In addition, the property benefits from a basement area which offers supplementary storage space.

Internally, the unit is fitted to a good standard, incorporating wood-effect flooring, fitted wall merchandising, and a suspended ceiling with integrated spot lighting. The configuration is well suited to a range of retail, charity, or service-based occupiers with minimal adaptation required.

## Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (6th edition).

Ground Floor: 884 sq ft / 82 sq m

Basement: 209 sq ft / 20 sq m

Total Net Internal Area: 1,093 sq ft / 102 sq m

## Planning

We understand the property falls under Use Class E (Formerly A1 Shops).

All planning information should be confirmed with the local authority.

## Services

We understand that all mains services with the exception of gas are connected to the property.

## Business Rates

The subject property is currently listed on the Valuation Office Website as having a rateable value of £15,500.

## Tenure

The property is available to let by way of a effective full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available to rent at £22,500 per annum exclusive.

## Energy Performance

C(61)

## VAT

We understand that VAT is applicable at the subject property.

However, all figures quoted are exclusive of VAT.

## Legal Costs

Each party is to bear their own legal costs in connection to this transaction.

## Viewing

Strictly via appointment with sole agents BB&J Commercial.



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