



Prominent Roadside Opportunity Size 2,590 sq ft (240.46 sq m)

- Potentially suitable for Trade, Surgery, Showroom, Drive-thru/to (s.t.p.)
- Popular town location
- Large forecourt for parking/loading with two access points to public highway

Prominent Roadside Opportunity

Size 2,590 sq ft (240.46 sq m)

Location

Ashbourne is a very popular market town located at the gateway of the Derbyshire Dales. The town boasts a strong tourist trade as well as good local catchment. Derby is positioned some 13 miles to the South-East and Stafford 28 miles to the South-West. Station Street (A515) is on the South side of the town centre which is within walking distance. Further south along the A515 is the Waterside Retail Park attracting occupiers including M&S Simply Food, Halfords, Mountain Warehouse, Homebase and Majestic Wine.

Description

The property comprises a former showroom with workshop and ancillary accommodation, benefitting from an excellent roadside profile. The elevations are of a brick and blockwork construction, with a lightweight trussed roof. Internally the unit has basic WC and kitchenette facilities. The property has two distinct parts – the showroom and a workshop which could easily be combined.

Key features include:

- Concrete floor
- Lighting
- 3-phase power supply
- Gas supply
- Large forecourt with two points of access to public highway
- Secure fenced and gated compound

Accommodation

The premises have been measured to provide the following gross internal areas:

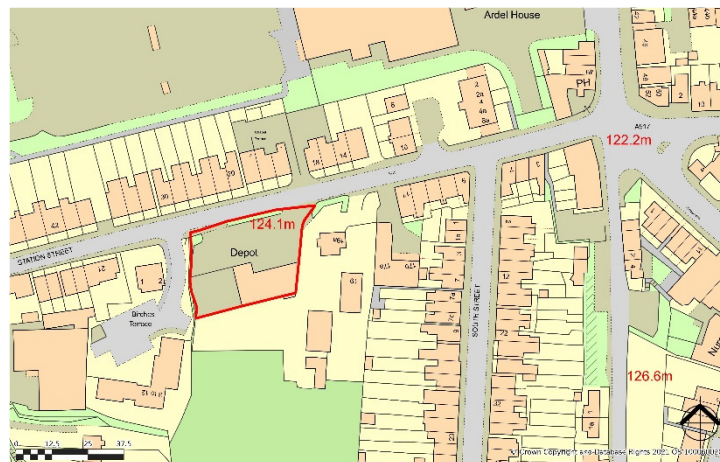
Description	SQ M	SQ FT
Showroom	174.68	1,880
Workshop	65.78	708
Total	240.46	2,590

Rateable Value

The premises are assessed as "Showroom and Premises" with a 2017 Rateable Value of £10,750.

EPC Rating

The premises have an EPC rating of E-125.



Terms & Rent

The premises are available to let by way of a new FRI lease on terms to be agreed. Rent on application to the letting agents.

Planning

Our assumption is that the premises benefit from Use Class Order classification within "E – Commercial". Interested parties are to satisfy themselves through their own enquiries.

Further Information & Viewings

For information please contact the joint agents below:

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May 2021



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