

# TO LET

Units 1-3 Horse & Jockey Yard,  
Ashbourne Derbyshire  
DE6 1GH

**\*SUBJECT TO VACANT POSSESSION\***



## LOCATION

Ashbourne is an attractive Derbyshire market town located approximately 13 miles north west of Derby, 12 miles south west of Matlock, 18 miles east of Stoke on Trent and 11 miles south east of Leek.

## DESCRIPTION

The property lies within Ashbourne town centre and forms part of a small, pedestrianised, retail development linking the town's principal public car park to the prime retail pitch of St John's Street.

The property lies close to the Shawcroft Centre, which has surrounding occupiers such as Co-operative Food and Vision Express. The property lies opposite a small parade of purpose-built units with occupiers including Clinton Cards and Boots The Chemist. The site directly fronts the main town centre car park with approximately 150 spaces.

The property comprises a purpose-built retail unit providing retail/sales accommodation at ground floor and storage and ancillary accommodation at first floor.

## ACCOMODATION

The premises comprise of the following approximate floor area:

<b>Ground Floor Retail:</b>	183 sq. m	1,971 sq. ft
<b>First Floor:</b>	79 sq. m	855 sq. ft

A subdivision of the unit is possible. Further information available upon request.

## TENURE

The property is to be made available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. Available November 2024.

## EPC

A copy of the EPC is available upon request.

## RENT

**£40,000** per annum exclusive.

## RATEABLE VALUE

Rateable Value - **£42,250**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Sole Agents.

## SUBJECT TO CONTRACT

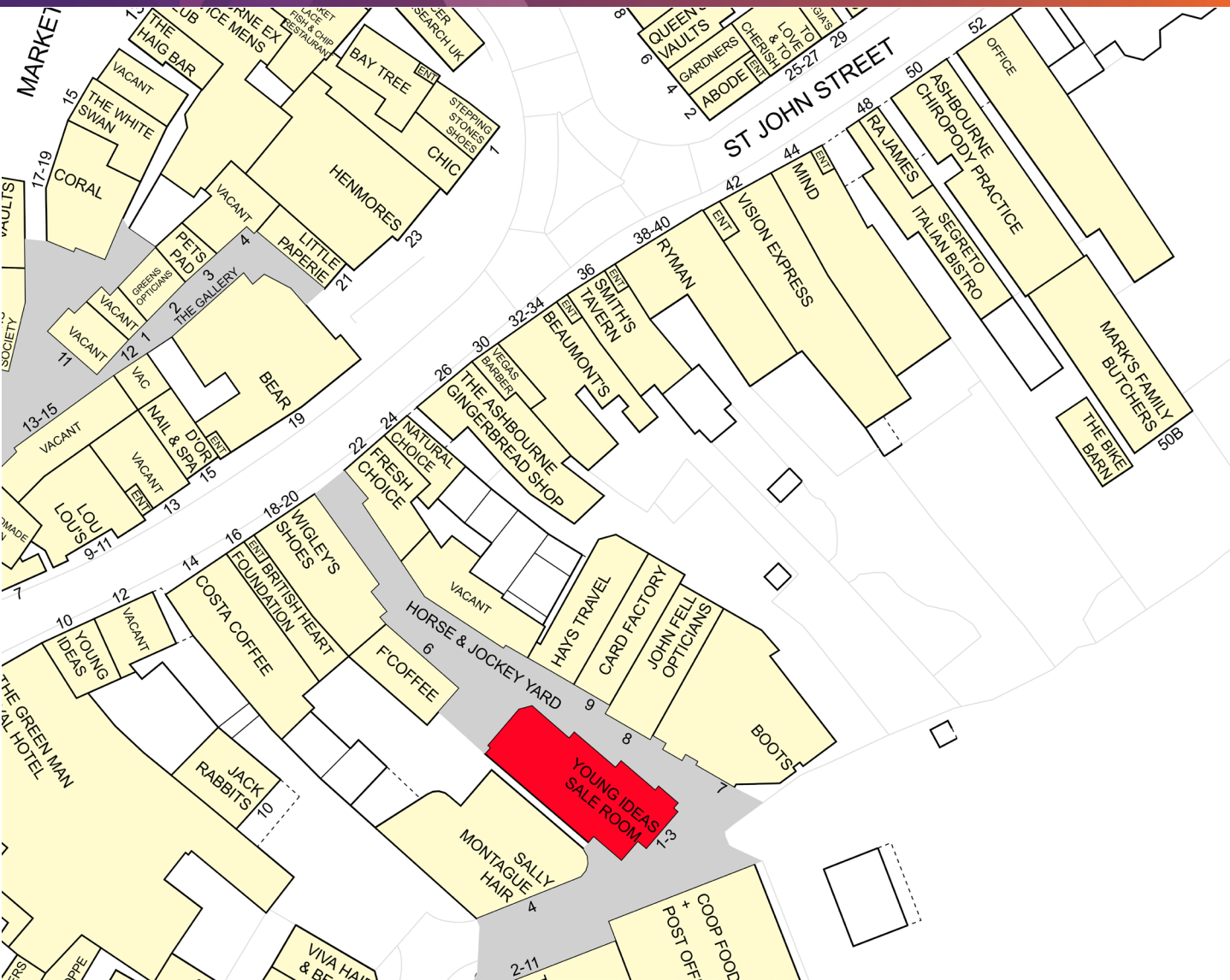
  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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