

# For Sale

## Commercial Investment



**Apartment 1**



## Description

Quality prominent town centre investment opportunity

**5 MARKET PLACE, ASHBOURNE, DE6 1EU**

- Substantial period three storey mixed use premises
- Prominent highly regarded location in centre of Ashbourne
- Considered of interest to the discerning investment purchasers
- Ground floor Café, First floor holiday apartment, Second floor residential let
- Early viewing highly recommended

## Location

The property is situated in the very heart of the popular Georgian market town of Ashbourne in a highly regarded area of mixed commercial usages with nearby outlets including Fat Face, Joules & Vision Express as well as a variety of quality local retail outlets.

## Description

The premises comprise a substantial three storey traditionally styled and constructed premises with a ground floor return frontage onto the cobbled Market Place area having double fronted display windows onto the busy thoroughfare and a separate self-contained access to the residential upper floors.

The property provides a gross internal floor area of approximately 160 sq mtr (1,720 sq ft) over four floors (including basement).

## Accommodation

### Ground Floor and Basement

The ground floor and basement of the premises are currently occupied by the 'Flower Café' and the thriving town centre Café business. At basement level there is kitchen, store and wc whilst at ground floor level there is a further kitchen area of 9.79 sq mt with the main Café or retail space extending to some 41.13 sq mt.

This section of the premises is currently let for a period of 10 years from August 2018, at a rental of £14,400 per annum exclusive.

### First Floor

The first floor comprises a self-contained apartment, which is currently utilised for holiday letting purposes. The accommodation briefly comprises: Hallway, Sitting Room, Fitted Kitchen, Double Bedroom and Bathroom. The gross internal floor area extends to over 40 sq mt. It is understood from the vendor that this apartment has historically produced a gross income approaching £12,000 pa.

### Second Floor

A further self-contained apartment providing: Hallway, Sitting Room, Kitchen, two Bedrooms and Bathroom. This is let on a standard assured shorthold tenancy basis, producing £4,740 per annum exclusive.

## Rating Information

### Ground Floor

Ratable Value £12,000 (from 1<sup>st</sup> April 2023)

### First Floor Apartment

Ratable Value: £1,700 (from 1<sup>st</sup> April 2023)

### Second Floor Apartment

Council Tax Band A

## Energy Performance Certificate

### Ground Floor – B

### First Floor Apartment – E

### Second Floor Apartment - E

## Price

Offers around £325,000

## VAT

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

## Services

It is understood that all mains services are either connected to or are available close by the property.

## Viewing and Further Information

All enquiries to:

**fidlertaylor**

01335 346246

ashbourne@fidler-taylor.co.uk

FTA2773

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)