

ASHBOURNE

Unit 6 Horse & Jockey Yard

TO LET

Subject to Vacant Possession



Location

The property is situated in a strong trading position within the heart of Ashbourne town centre in close proximity to a 200 space car park. Nearby retailers in close proximity include **Boots, EWM, M&Co, Waitrose, Coop, Costa** and numerous local retailers.

Lease

The whole property is available by way of a new Full Repairing and Insuring lease subject to gaining vacant possession.

Rent

£26,000 pax.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-
Rateable Value £18,000

Interested parties are advised to make their own enquiries with the local authority.

EPC

D84

Accommodation

Ground Floor Sales	972 sqft	90.3 sqm
First Floor Ancillary	857 sqft	79.6 sqm

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment via the sole agents:
Dan Oliver 0151 236 2485
dan@emanueloliver.com



Experian Goad Plan Created: 04/11/2019
 Created By: Emanuel Oliver Ltd



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