

**To Let**

**Period Offices**

**835 sq ft (77sq m) – may split**

21 Ashbourne Road, Derby, DE22 3FQ



- Two allocated car parking spaces
- Located on main arterial route with easy access to Derby's inner and outer ring roads
- Available as a whole or may split

01332 295555

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## Location

Derby is an East Midlands city and lies at the heart of England enjoying excellent road communications with links to the M1, M6, A38, A42/M42, A50, A52 and East Midlands International Airport.

The subject property is located on Ashbourne Road (A52), between Fowler Street and Slater Avenue, within the Friar Gate Conservation Area and is strategically situated for access to Derby's inner and outer ring roads.

## The Premises

The premises are of traditional brick construction between a pitched and tile clad roof and comprise a two storey former townhouse which has been converted, in more recent years, and used as a self-contained office building.

The ground floor is arranged to provide three individual offices, a kitchen and WC facilities.

The first floor, is accessed via a stairwell used in common with the adjoining property (coloured blue on the attached floor layout plan) and comprises two offices and a WC.

There are two allocated car parking spaces within a car park accessed from Slater Avenue.

## Accommodation

Floor areas are quoted on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

Ground Floor: 550 sq ft ( 51 sq m)

First Floor: 285 sq ft ( 26 sq m)

**Total Net Internal Area: 835 sq ft (77 sq m)**

Please note that floor areas are provided for guidance only and interested parties are advised to rely only upon their own measurements.

## Non-Domestic Rates

The Valuation Office online Rating List provides the following assessments:

### Ground Floor:

Rateable Value (2023/24): £4,950

### First Floor:

Rateable Value (2023/24): £2,550

## Services

We believe all mains electricity, water and drainage are available and connected.

We have not tested any of the services and interested parties should make their own investigations in order to verify the position and to satisfy themselves that the capacity of the services is adequate for their proposed use of the premises.

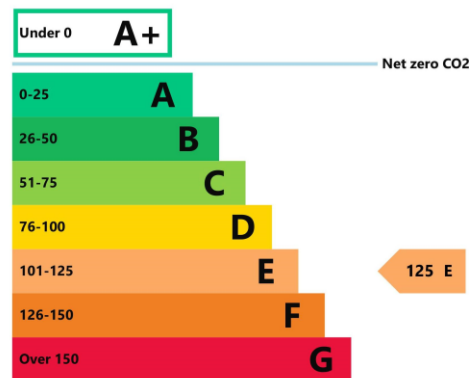
## Town & Country Planning

We believe that the property has the benefit of a permitted use falling within Class E (g) of the Town & Country (Use Classes) Order 2020.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their proposed use.

## Energy Performance Certificate (EPC)

The property has been assessed for energy efficiency as follows:



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

## Terms

The property is offered to let by way of a new lease for a term to be agreed.

## Price

£10,950 per annum exclusive.

## VAT

We are advised that VAT will not be payable on the purchase price and any charges.

## Identity checks

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

## Costs

Each party to be responsible for their own legal and other costs incurred in this transaction.

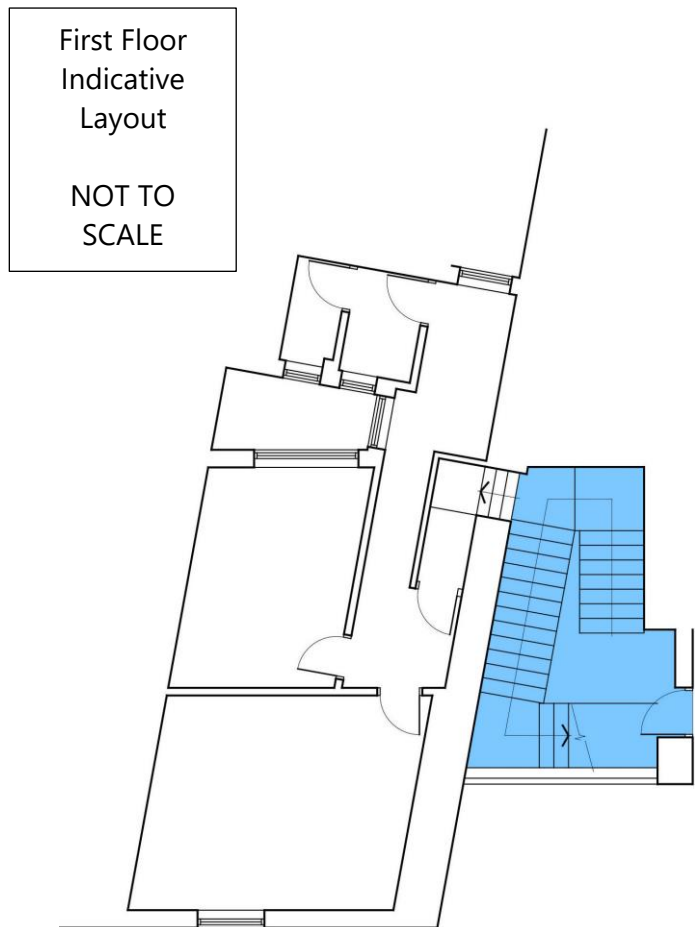
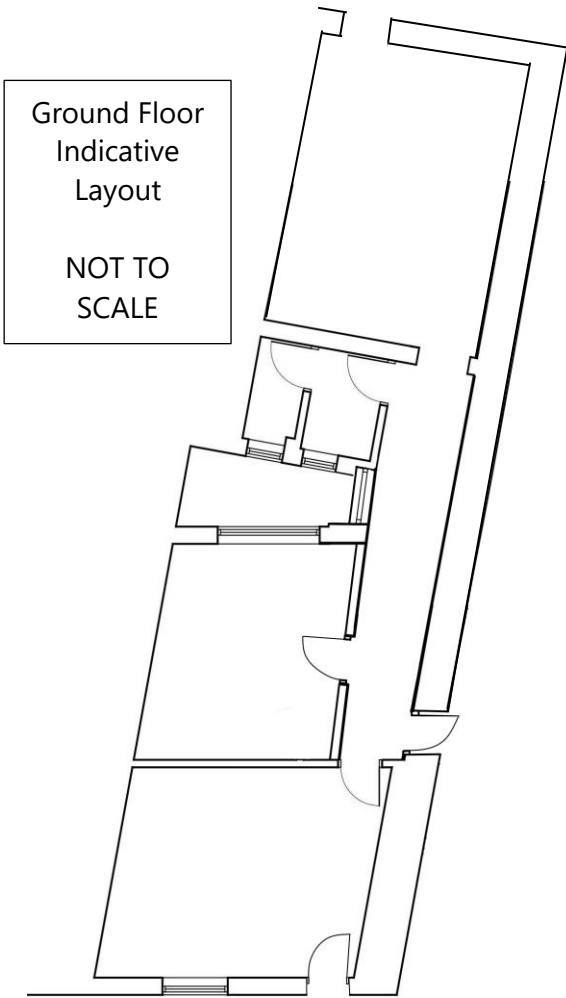
## Viewing and More Information

Viewings are to be made strictly by prior appointment with the sole selling agents

Contact: Martin Langsdale

Tel: 01332 295555

Email: martin@raybouldandsons.co.uk



### Misrepresentation Act 1991

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