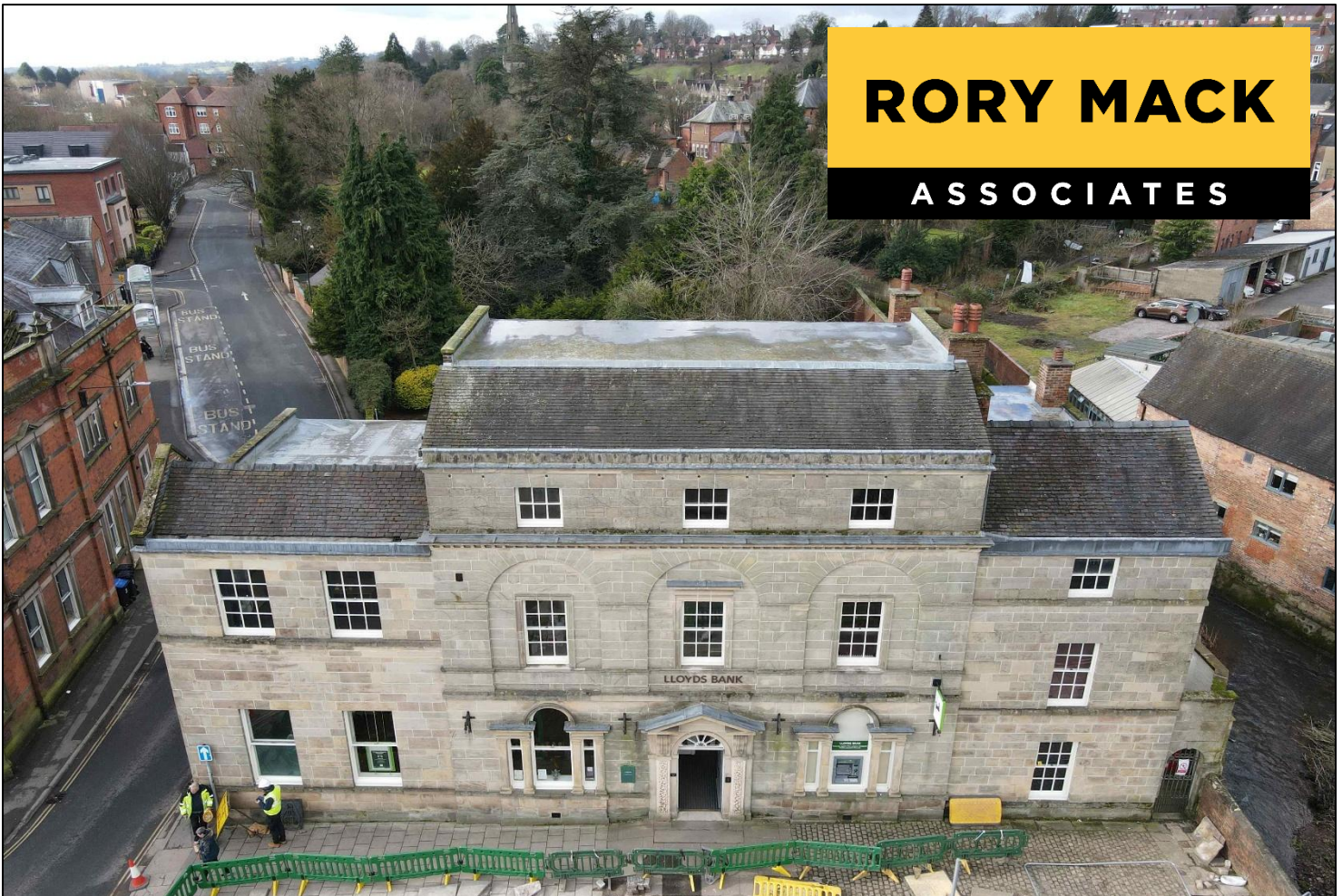




RORY MACK

ASSOCIATES

**1 COMPTON STREET,
ASHBOURNE, DERBYSHIRE,
DE6 1DY**

**TO LET
£40,000 PAX**

- PERIOD FORMER BANK PREMISES EXTENDING TO 4,367 SQ FT NIA
- SUITABLE FOR OFFICE, RETAIL OR LESIURE USE (STP WHERE NECESSARY)
- PROMINENTLY LOCATED IN THE TOWN CENTRE WITH MAIN ROAD FRONTAGE
- EXTENSIVE GARDENS TO REAR WHICH COULD COMPLIMENT CORE USE
- WOULD MAKE FANTASTIC 'HEAD QUARTERS' FOR PROFESSIONAL BUSINESS
- EPC: 97 (BAND D)



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GENERAL DESCRIPTION

A detached and imposing Grade II Listed property originally constructed in the early 1800's as a private residence. Arranged in part over three storeys, the front elevation is finished in sandstone with principal windows featured in moulded architrave in large arched recess with Venetian styled windows either side. Entering through the moulded stone doorcase with decorative pilasters you are confronted with the main entrance hall with a cantilevered stone staircase leading to the first floor. At ground level is the main banking hall with high ceilings extending to approximately 13 ft, in addition to which are offices and the vault. At first floor level are several additional rooms together with a self-contained and spacious one bedroom apartment, which could be incorporated into the commercial offering. At second floor is an area used for archive storage. There are additional rooms that are not currently used which could increase useable floor area further if refurbished. Externally to the rear is a large and private garden, mainly laid to lawn, which offers a fantastic amenity which could compliment the main commercial activity.

Note: All previous tenant's alterations/additions to be removed by the landlord.

LOCATION

The property is very prominently located on Compton Street (A515) in a predominantly mixed-use commercial area adjacent to Henmore Brook and directly opposite Derbyshire County Council's County Governments Office. There are a number of public car parks nearby along with on street parking facilities. Ashbourne is a market town in the Derbyshire Dales district and has many historical buildings and independent shops and its position near the southern edge of the Peak District which makes it popular with tourists. The town is 14 miles west of Derby, 21 miles south-east of Buxton and 22 miles east of Stoke on Trent. Nearby towns include Matlock, Uttoxeter, Leek, Chedale and Bakewell.

BUSINESS RATES/COUNCIL TAX

Rateable Value: £22,750

Rates Payable: £11,352 pa (24/25)

In 2025–2026, eligible retail, hospitality, and leisure businesses will receive a 40% relief on their business rates bills, up to a cash cap of £110,000. This relief will be applied automatically to eligible businesses.

The apartment is separately rated and has a council tax Band A assessment.

VAT

The rent is subject to VAT.

ACCOMMODATION

Ground floor

Entrance Hall:	--
Banking Hall:	1,382 sq ft
Vault:	150 sq ft
Office 1:	343 sq ft
Office 2:	213 sq ft
Office 3:	300 sq ft
Office 4:	242 sq ft
<u>Store:</u>	<u>82 sq ft</u>
Total:	2,712 sq ft

First floor

Landing:	--
Staffroom/Kitchen:	322 sq ft
Male Toilets:	--
Female Toilets:	--
Office:	270 sq ft

Apartment

Kitchen:	255 sq ft
Living Room:	313 sq ft
Bedroom:	217 sq ft
<u>Bathroom:</u>	<u>50 sq ft</u>
Total:	1,397 sq ft

Second floor

Storage:	258 sq ft
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Total NIA: 4,367 sq ft

Note: There are a number of rooms at second floor level that require refurbishment that could provide an additional 1,380 sq ft if required.

SERVICES

All mains services are connected. Gas fired central heating installed throughout. No services have been tested by the agents.

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years with each party be responsible for their own legal fees.

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ALTERNATIVE USES

As a former banking premises, the property has an 'E' Use Class Order which amongst other uses allows the property to be used for retail, office or restaurant/cafe purposes. Subject to planning, the property would also suit alternative uses to include a public house or wine bar, medical/clinic or veterinary practice. For those considering an alternative use for the premises we advise seeking the advice of the local authority for further guidance.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



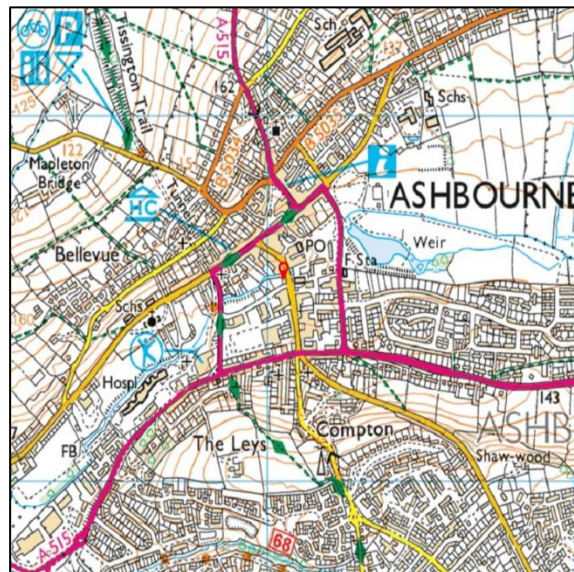
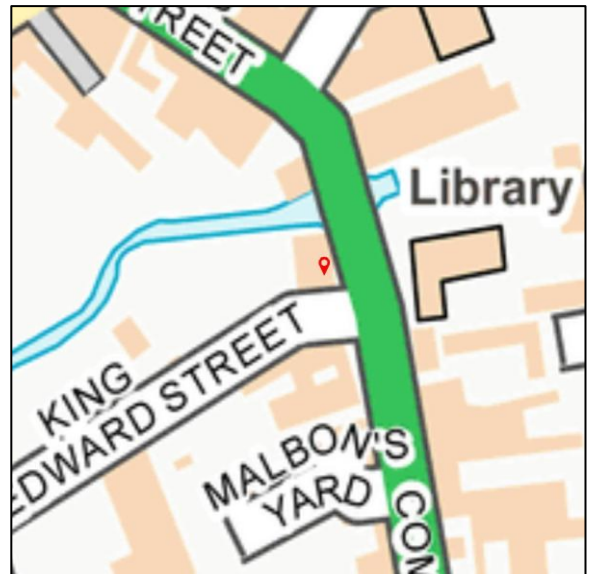
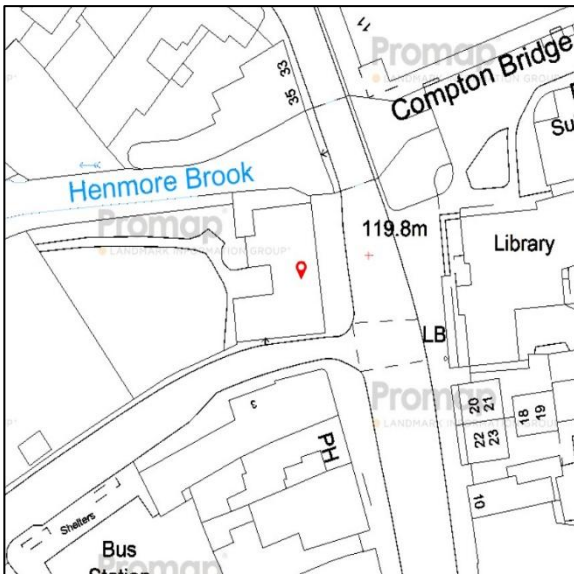
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements