

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 52 & 52B St John Street Ashbourne, Derbyshire DE6 1GH



### **EXCELLENT INVESTMENT OPPORTUNITY** **Grade II Listed Georgian town house of butt detached construction** **comprising a superb opportunity for an investor**

- Ground floor office accommodation
- Four apartments to the first and second floors
- The ground floor office and all four apartments are currently let
- Sold subject to the existing tenancies and producing an income as detailed at the end of the sales particulars •

**Price guide £335,000**



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## GENERAL INFORMATION

An opportunity to acquire an excellent investment close to the very sought after old market town of Ashbourne.

The ground floor space (currently unlet) and there are two apartments to the first floor and two apartments to the second floor all of which are let.

The property is Grade II Listed as a building of special and/or architectural interest believed to date from the mid 18th century. It is constructed of brick beneath a roof of Staffordshire Blue tiles.

The market town of Ashbourne known as the Gateway to the famous Peak District National Park provides an excellent and varied range of amenities including shops, schools, transport and recreational facilities and is situated only 13 miles west of Derby city centre. The A50 dual carriageway is located miles 8 miles south of the town and provides convenient onward travel to the M6 and Stoke on Trent to the west and other East Midlands centres to the east.

## ACCOMMODATION

### 52 ST JOHN STREET

(Currently trading)

Six-panel entrance door to:

#### **RECEPTION 3.54m x 4.71m (11'7" x 15'5")**

Central heating radiator. Sash window. Telephone jack point. Fluorescent lighting.

#### **OFFICE ONE 4.70m x 3.19m (15'5" x 10'6")**

Central heating radiator. Fluorescent lighting. Sash window with secondary glazing. Telephone jack point.

#### **INNER HALL**

Central heating radiator.

#### **OFFICE TWO 4.10m x 3.58m (13'5" x 11'9")**

Central heating radiator. Fluorescent lighting. Built-in storage cupboard. Double glazed window.

#### **STAFF KITCHEN 2.92m x 3.59m (9'7" x 11'9")**

Roll-edged preparation surface with tiled surround inset stainless steel sink unit, under cupboards and appliance space beneath. Wall mounted Glow-worm Swiftflo gas fired central heating boiler. Fluorescent lighting. Double glazed window. Central heating radiator.

#### **SEPARATE STAFF CLOAKROOM FACILITIES**

Having white fittings including a wash basin with tiled splashback, low suite w.c. Central heating radiator.

Door from the inner hall area to:

Steps down to a small walled courtyard.

### 52B ST JOHN STREET, ASHBOURNE

Six-panel door to:

#### **COMMUNAL ENTRANCE HALL**

Staircase to the first and second floors off.

#### **CELLAR AREA 25'5" x 14'8" (7.75m x 4.47m)**

#### **VAULTED CELLAR OFF**

#### **STORE ROOM 14'11" x 14'7" (4.55m x 4.45m)**

Enclosed staircase to the main hall of the apartment accommodation

### **ON THE FIRST FLOOR**

#### **LANDING**

Storage cupboard off.

### APARTMENT ONE

#### **ENTRANCE HALL**

#### **L-SHAPED LOUNGE/DINING ROOM**

With **RECESSED KITCHEN OFF** comprising:

#### **LOUNGE/DINING AREA 6.19m x 2.68m (20'4" x 8'10")**

Electric night storage heaters. Double glazed windows.

#### **KITCHEN AREA 2.66m x 1.95m (8'9" x 6'5")**

Roll-edged preparation surface with tiled surround, inset stainless steel sink unit with under cupboards drawers and appliance space beneath. Adjacent cooker recess. Further base unit. Double eye-level cupboard. Extractor fan. Double glazed window.

Wide square archway to **BEDROOM AREA OFF** measuring 3.29m x 2.07m (10'9" x 6'9")

#### **BATHROOM**

Having a white suite complemented by half ceramic wall tiling and including a panelled bath, hand grips and separate Gainsborough electric shower over, pedestal wash basin with strip light over incorporating a shaver point, low suite w.c., electric extractor fan. Airing cupboard with insulated hot water cylinder and fitted immersion heater and shelf.

#### **APARTMENT TWO**

##### **ENTRANCE HALL**

Having airing cupboard with insulated hot water cylinder and fitted immersion heater.

##### **LOUNGE/DINING ROOM/FITTED KITCHEN 5.39m x 3.68m (17'8" x 12'1")**

Electric night storage heater. Two secondary glazed sash windows providing a very pleasant view over the old Ashbourne street. The kitchen area features a roll edged preparation surface with tile surround, inset stainless steel sink unit, under cupboards, drawers and appliance space beneath including plumbing for an washing machine. Adjacent cooker recess. Further base unit. Further eye level cupboard. Utility recess with fitted shelf.

##### **BEDROOM 3.55m x 2.96m (11'8" x 9'9")**

Electric panel radiator. Secondary glazed sash window again overlooking St John Street.

##### **HALF TILED BATHROOM**

With white fittings including a panelled bath with hand grips and

separate Triton Total 2 electric shower over. Pedestal wash basin. Low suite w.c. Electric extractor fan. Striplight incorporating a shaver point. Wall mounted Dimplex fan-assisted heater.

#### **ON THE SECOND FLOOR**

##### **SEMI-GALLERIED LANDING**

Sash window.

#### **APARTMENT THREE**

##### **ENTRANCE HALL**

Built-in airing cupboard with insulated hot water cylinder, fitted immersion heater and shelf.

##### **LOUNGE/DINING AREA 6.07m x 2.57m (19'11" x 8'5")**

Two electric night storage heaters. Fine exposed ceiling truss. Two double glazed window.

##### **KITCHEN AREA 2.37m x 1.94m (7'9" x 6'4")**

Roll-edged L-shaped preparation surface with ceramic tiled surround, inset stainless steel sink unit and appliance space beneath. Adjacent cooker recess. Further base unit with drawers beneath and tiled splashback. Double eye-level cupboard. Velux double glazed rooflight.

Wide square archway from the lounge area to:

##### **BEDROOM 4.00m x 2.15m (13'1" x 7'1")**

Velux double glazed roof light.

##### **HALF TILED BATHROOM**

With white suite including a panelled bath, handgrips and separate Mira Advance electric shower over. Pedestal wash basin strip light over incorporating a shaver point. Low suite w.c. Extractor fan. Wall mounted Dimplex fan-assisted heater. Velux double glazed rooflight.

#### **APARTMENT FOUR**

##### **ENTRANCE HALL**

##### **LOUNGE/DINING ROOM/FITTED KITCHEN 5.39m x 4.79m (17'8" x 15'9")**

Two electric night storage heaters. Two secondary glazed sash windows overlooking St John Street. The kitchen area feature roll-edged preparation surface, ceramic tiled surround, inset stainless steel sink unit, under cupboards, drawers and appliance space beneath. Adjacent cooker recess. Further base unit with tiled splashback. Three-door eye-level cupboard.

**BEDROOM 3.50m x 2.96m (11'6" x 9'9")**

Electric panel radiator. Secondary glazed sash window.

**HALF TILED BATHROOM**

With white fittings including a panelled bath with handgrips and separate Gainsborough electric shower over. Pedestal wash basin. Low suite w.c. Striplight incorporating a shaver point. Extractor fan. Wall mounted Dimplex fan-assisted heater.

**Please note:**We would point out that each individual apartment has door entry control phones for the main entrance door.

**CURRENT RENT SCHEDULE**

**52 ST JOHN STREET**

Ground floor off premises let to a firm of Accountants at a rental of £520 per calendar month.

**52a ST JOHN STREET**

Apartment One: Assured Shorthold Tenancy - £320 per calendar month.

Apartment Two: Assured Shorthold Tenancy - £320 per calendar month.

Apartment Three: Assured Shorthold Tenancy - £295 per calendar month.

Apartment Four: Assured Shorthold Tenancy - £350 per calendar month.

**Total PCM £1,805**

**COUNCIL TAX**

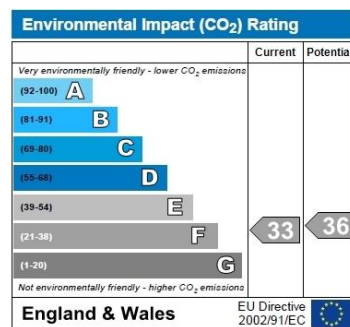
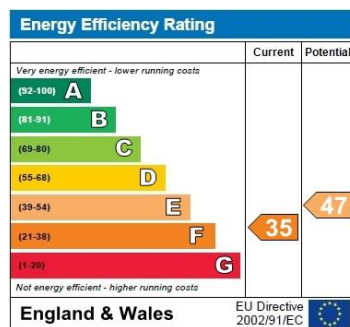
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**DIRECTIONAL NOTE**

The approach from the Ashbourne office by proceeding down the hill left into St John Street and the property will be located on the right hand side.

**VIEWING**

Strictly by appointment through Scargill Mann & Co - Ashbourne Office (DM - 27.02.14)



**CONDITIONS OF SALE**

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.*

*No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

**ASHBOURNE**  
**BURTON UPON TRENT**  
**DERBY**  
**MATLOCK**  
**LETTINGS**  
**TUTBURY**  
**WIRKSWORTH**

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