

TO LET



THE HORNS, ASHBOURNE, DE6 1GG

INNES ENGLAND 

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LOCATION

The Horns is situated in the heart of the historic market town of Ashbourne, occupying a prominent plot overlooking Victoria square, just off the busy St John Street which runs through the centre of the town. The property benefits from central positioning, high footfall and great visibility within a well-established retail and leisure pitch. There are a range of regional and independent retailers sitting alongside various coffee shops, bar and restaurants, including Costa Coffee, Birds and Bear.

Ashbourne is a picturesque, historic market town within the Derbyshire Dales, with attractive period high streets and cobbled Market Place. It is regarded as the gateway to Dovedale and the Peak District and is a very popular tourist destination for those visiting the nearby walks of Dovedale, Tissington and Manifold Valley.

The location benefits from good connectivity with both the A52 and A515 providing easy access to Buxton, Derby, Stoke and Nottingham.

ACCOMODATION

	SQ M	SQ FT
Ground Floor		
Bar & Restaurant Area	75.34	810.95
Kitchen	20.17	217.10
Cellar & Store	35.53	382.44
First Floor Flat	44.38	477.70
Second floor Flat	61.07	657.35
Overall GIA	236.49	2545.56



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EXTERIOR

The Horns is a Grade II listed building in an important conservation area and is believed to be one of Derbyshire's oldest pubs with the building itself dating back to 1535. The building is spread across various floor levels to accommodate the naturally sloping street upon which it sits.

It is a traditional brick construction finished in a white render, under pitched tiled roofs and framed with black gable ends. The building has an impressive façade, with attractive wood casement windows.

INTERIOR

The Horns comprises a ground floor reception area and bar, leading to a generously sized restaurant area; the kitchen, cellar and store are accessible from this level.

The upper floors provide a great opportunity and ample space for occupier or guest accommodation.

The first floor contains a recently decorated, modern one bed apartment, featuring an open plan kitchen, dining and living room.

On the second floor, a larger apartment space with two bedrooms retains some of the buildings original features. Sturdy wooden beams decorate the ceilings with sash windows looking over the charming market streets.



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TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

RATES

The property is listed as a Public house and premises and has a rateable value of £11,000.

RENT

£30,000. This will be subject to VAT at the prevailing rate.

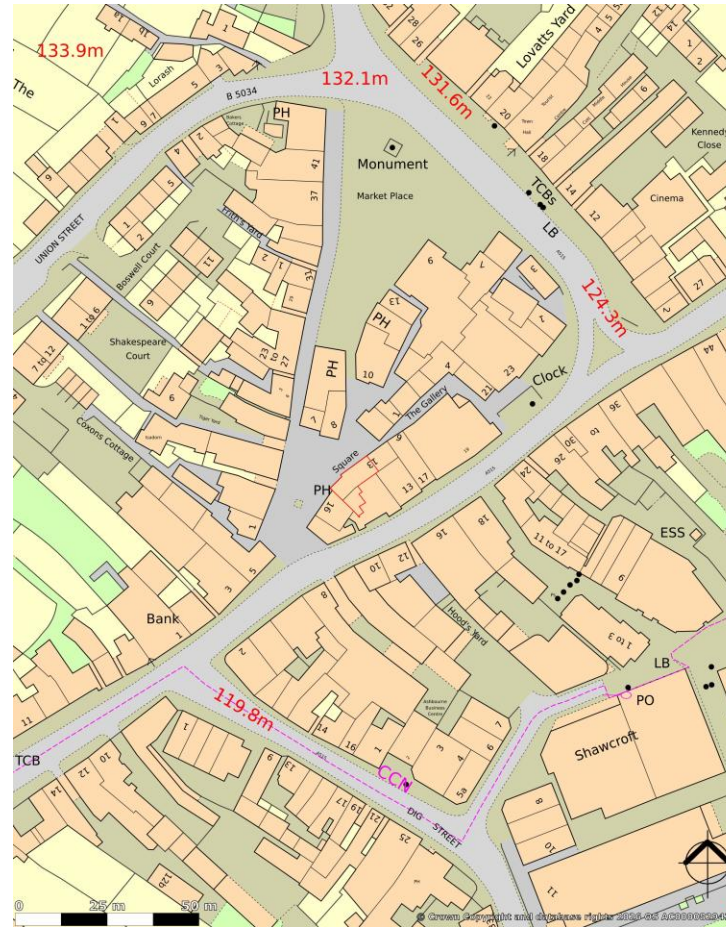
EPC

A copy of the Energy Performance Certificate is available on request.

FURTHER INFORMATION & VIEWINGS

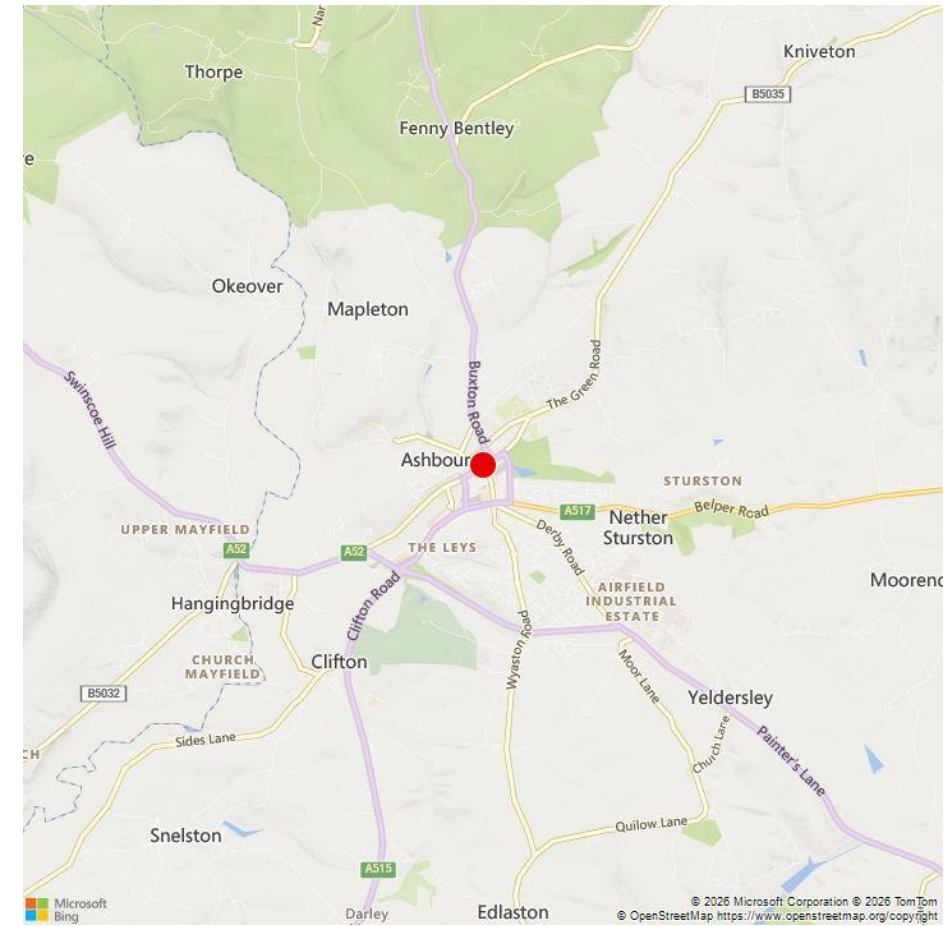
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