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ST. MONICA'S HOUSE
37-39 WINDMILL LANE
ASHBOURNE, DERBYSHIRE
DE6 1EY

FOR SALE
£550,000

- SUBSTANTIAL DETACHED BUILDING LOCATED CLOSE TO TOWN CENTRE
- SOUGHT AFTER LOCATION ON EDGE OF PEAK DISTRICT NATIONAL PARK
- OPTIONAL SINGLE STOREY DETACHED BUILDING ALSO AVAILABLE
- GOOD ON SITE CAR PARKING
- PREVIOUS USES INCLUDE DANCE SCHOOL, TREATMENT ROOMS, ETC
- SUIT VARIETY OF USES (SUBJECT TO PLANNING WHERE APPROPRIATE)
- VACANT POSSESSION ON COMPLETION

For further details please contact Hugh Broadbent
Telephone: 01773 599990 Fax: 01773 880 828
hugh@chartex.co.uk

INTRODUCTION & LOCATION

St. Monica's House is a substantial detached building, which is situated on the northern edge of the town of Ashbourne, close to the town centre. Ashbourne is a popular and much sought after location on the edge of the renowned Peak National Park. There are good communication links to the A38 and A52 trunk roads and to the M1 motorway network. There is also an optional single storey detached unit adjacent.

DESCRIPTION

St Monica's House is a substantial detached building originally constructed for use as a Children's Home. Over the years the property has been occupied by a variety of tenants for various uses including private school, dance school and treatment rooms, etc. The property would be suitable for a variety of commercial uses, such as offices etc, subject to obtaining the necessary planning consents.

Adjacent to St Monica's House there is a single storey former Nursery School located within a substantial site. These premises are available separately, by negotation with offers in the region of £275,000 sought.

ACCOMMODATION

The accommodation is as follows:

Ground Floor

Reception Hall / Main Hall	46'11" (14.3m)	X	18'10" (5.75m)	
Office 1	22'6" (6.87m)	X	12'11" (3.94m)	
Office 2	17'4" (5.3m)	X	12'4" (3.76m)	
Office 3	13'9" (3.19m)	X	10'5" (2.62m)	
Office 4	8'6" (2.6m)	X	7'2" (2.19m)	
Plus	9'1" (2.775m)	X	6'1" (1.86m)	
Office 5	14' (4.27m)	X	9'10" (3m)	Maximum overall
Office 6	8'5" (2.56m)	X	7'2" (2.18m)	

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First Floor

Landing Area				
Office 7	14'1" (4.29m)	X	29'7" (9)	
	12'2" (3.7m)		10'9" (3.27 m)	
Shower Room & Toilets Off				
Office 8	18'9" (5.73m)	X	13'10" (4.21m)	
Office 9	11'2" (3.4m)	X	10'6" (3.23m)	
Office 10	22'8" (6.88m)	X	14' (4.28m)	
Office 11	13'9" (4.2m)	X	10'10" (3.3m)	
Office 12	17'9" (5.4m)	X	14'2" (4.31m)	
Office 13	15'10" (4.84m)	X	14'1" (4.3m)	
Office 14	22'9" (6.94m)	X	13'11" (4.24m)	
Office 15	9'4" (2.85m)	X	7'10" (2.4m)	Including WC Acc

Second Floor

Landing			
Office 16	18'6" (5.654m)	X	9'6" (2.91m)
Office 17	10'5" (3.18m)	X	9'10" (3m)
Office 18	18'6" (5.65m)	X	14'1" (4.3m)

With various eaves storage areas off

Outside – There are substantial grounds principally to the front of the property, which provides ample car parking and landscaped areas. There is a detached former Nursery School having overall measurements of 56'10" (17.314m) x 21' (6.397m) on average, this together with its substantial plot is offered For Sale in addition to the main building at £275,000.

TENURE

Tenure is freehold with full vacant possession upon completion with offers in the region of £550,000 being sought.

In addition, the former Nursery School is available freehold with vacant possession upon completion with offers in the region of £275,000 being sought.

VAT

VAT may be payable on the purchase price and/or any charges payable. All figures quoted are exclusive of VAT. We do strongly advise prospective purchasers to satisfy themselves in this regard and take professional advice where necessary.

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LEGAL COSTS

Each Party will be responsible for their own legal costs associated with the transaction. Please note that one of the Directors has an interest in this property.

SERVICES

All mains services are understood to be connected or available to the property.

VIEWING

For further information or to arrange a viewing (strictly by appointment) please contact

Hugh Broadbent: (01773) 880 012 / hugh@chartex.co.uk
Or any member of the administration team!

Property Misdescriptions Act 1991

Whilst we make all reasonable efforts to ensure that these particulars are reliable, the accuracy of any statement contained herein is not guaranteed, nor do such statements form any contract or constitute any warranty. Unless specified to the contrary interested parties should note that:

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3. Any information supplied on planning matters, rating assessments, tenure or tenancies has been obtained by verbal enquiry only and has not been checked. Any interested parties are advised to consult their own solicitor and/or the local authority for verification before entering into any commitment.

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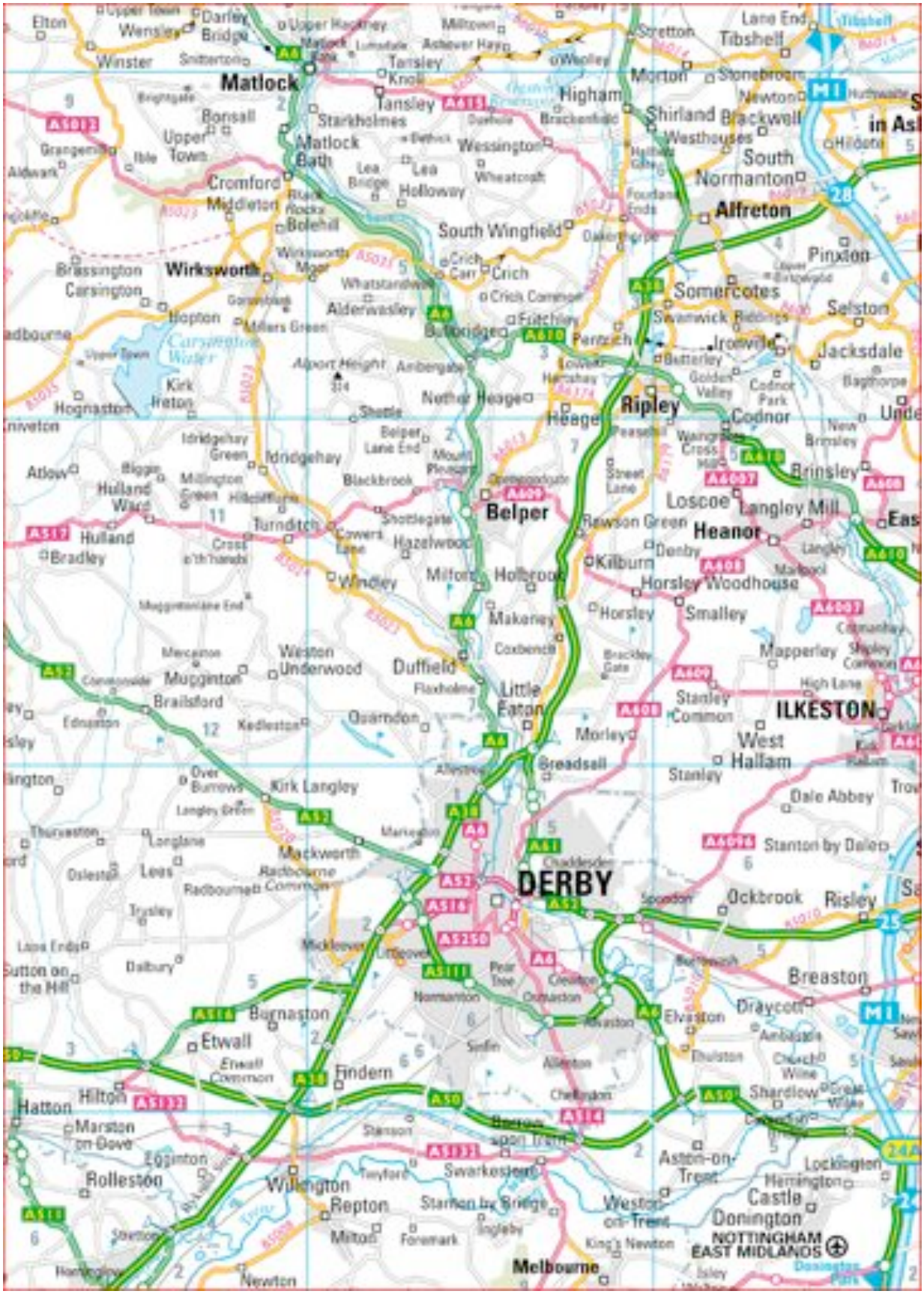

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