37 Windmill Lane, Ashbourne

For Sale at £225,000

chartex
commercial property agents

Excellently located

- 37 Windmill Lane, Ashbourne, Derbyshire. DE6 1EY
- Former children's nursery / school.
- Approximately 130 square metres.
- Recently refurbished.
- DDA compliant internally.
- Fantastic views towards Thorpe Cloud and Peak.
- Easy access to the town.
- 10 parking spaces.
- Development potential, (commercial uses) subject to planning.
- Viewing highly recommended.
- Suit a variety of users, subject to planning.
- May let.
- Subject to contract
- One of the director's has an interest in this property.
- 15th May 2010

Chartex
www.chartex.co.uk
hugh@chartex.co.uk
01773 599990

Hugh Broadbent
07974202020

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:

1. All dimensions, distances, floor areas are approximate and for guidance purposes only. Plans supplied or referred to are for identification purposes only

2. We have not tested nor do we test any heating systems, appliances, apparatus, equipment, fixtures or fittings or services and no warranty is given as to their serviceability, condition or availability.

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.

These particulars are issued on the distinct understanding that all negotiations are to take place through Chartex. The property is offered subject to formal contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expense incurred in viewing.

Chartex (for themselves and for the vendor/assignor/lessor of this property whose agents they are) give notice that:

Ø These particulars do not constitute nor form any part of an offer or contract

Ø All statements contained herein as to this property are made without responsibility on the part of Messrs Chartex or the vendor/assignor/lessor

Ø None of the statements contained herein as to this property are to be relied upon as statements or representations of fact

Ø Any intending party is to satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained herein

The vendor/assignor/lessor does not make nor give neither Messrs Chartex or persons in their employment any authority to make or give representation or warrant whatsoever in relation to this property.