



THE PICNIC BASKET, THE ANNEX, THE CHANEL, ASHBOURNE, DE6 1FB

PRICE: 0/A £140,000

For the Freehold of the Property, the Goodwill & Fixtures & Fittings



ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk
MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

www.fidler-taylor.co.uk



DESCRIPTION

A prominently situated well regarded and very popular take-away sandwich and coffee shop business occupying a prime location close to Ashbourne Market Place.

Having been established for some 20 years the business had developed an excellent reputation for quality and service and is considered to have considerable potential for further business expansion and development.

Being offered for sale due to the current owners impending retirement the business now offers an excellent opportunity for a new owner to take it forward with the possibility of extra opening hours and trade expansion.

THE PROPERTY

The property comprises a single storey retail premises with glazed frontage and provides over 350 sq ft of retail sales area, kitchen/preparation area and storage. There is a staff wc towards the rear of the shop.

Having fully equipped kitchen and the purchase price includes all fixtures, fittings and equipment associated with the running of the business with stock available for purchase at valuation upon sale.

SERVICES

it is understood that all mains services are either connected to or are available close by the property.

FIXTURES & FITTINGS

As mentioned above all trade fixtures and fittings associated with the running of the business are included in the asking price. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

BUSINESS RATES

Rateable Value 2026/27 £3,300

Rates Payable 2026/27 £1,293

It is understood that Small Business Rates Relief may be applicable to these premises.

EPC RATING

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2876

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.