


FOR SALE

MIXED USE OFFICE / WORKSHOP INVESTMENT / DEVELOPMENT OPPORTUNITY

King Street, Ashbourne, DE6 1EA



Investment Considerations

- Excellent location within a short distance of Market Place
 - Large detached building arranged over four storeys
 - Suitable for a variety of uses (STPP)
 - Pre-planning application approved for four apartments (Ref No 25/0005/PREAPP)
 - Freehold
 - CW Sellors Group Limited will enter into a new full repairing and insuring lease for a term of 10 years, incorporating an upward only rent review in the 5th year of the term at a rental of £38,500 per annum, exclusive
- 
- Offers are invited at **£400,000 (Four Hundred Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of **9.27%** and low capital value of **£104.00 per sq ft**, after allowing for standard purchaser's costs
 - FOR SALE on the Instructions of the Joint Administrators of C.W. Sellors Limited and Cressbrook Investments Limited

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

savills.co.uk

savills



LOCATION

Ashbourne is a historic South Derbyshire town that acts as the gateway to the Peak District, and lies approximately 14 miles to the north west of Derby, with good road links via the A50. The town benefits from an affluent population of circa 9,000 and has a vibrant retail and leisure scene. Tourism remains a significant contributor to the local economy and the Local Authority are currently investing £15.9m into town centre improvements.

SITUATION

The property is situated on an attractive residential street, just to the north of Market Square, therefore benefiting from the vibrant mix of retailers, restaurants and bars.

DESCRIPTION

The property comprises a large detached building, arranged over three storeys and being of an attractive brick construction under a pitched tile roof. Originally dating back to the 1950's and subsequently extended in the late 1980's with the addition of two upper floors.

Forecourt parking is provided to the front, with attractive landscaped areas and access to the rear yard / loading area. As part of an earlier re-development, the property now incorporates an attractive single storey reception / sales area under a pitched lead covered roof and incorporating powder coated aluminium framed double glazed windows and entrance.

Internally, the accommodation has been comprehensively re-modelled to provide both open plan and cellular accommodation, finished to a high specification, configured to provide offices, workshops, loading bay, kitchen and staff welfare facilities.

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

savills.co.uk

savills



ACCOMMODATION

The property has the following approximate net internal areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor	1,411	131.09
First Floor	1,554	144.37
Second Floor	877	81.48
Outbuilding	<i>(not measured)</i>	
TOTAL NET INTERNAL AREA	3,842	356.94

The above floor areas are provided for guidance purposes only.

TENURE

Freehold (Title Number DY233180)

TENANCY

CW Sellors Group Limited will enter into a new full repairing and insuring lease for a term of 10 years, incorporating an upward only rent review in the 5th year of the term at a rental of £38,500 per annum, exclusive.

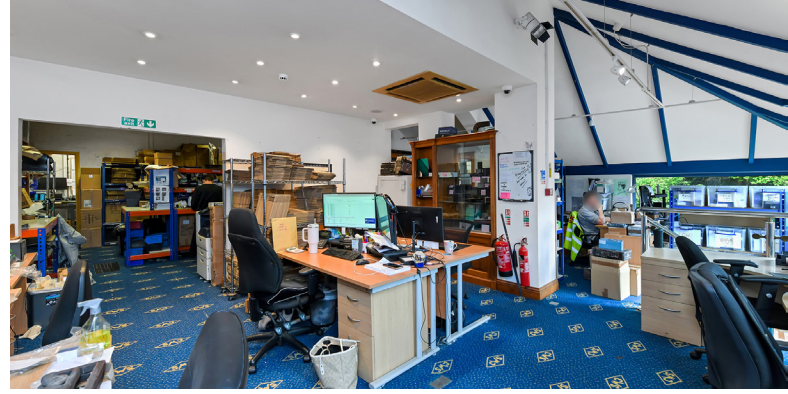
The lease will incorporate a tenant option to break in the 5th year of the term on giving 6 months prior notice.

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

savills.co.uk





PLANNING

Pre-planning application approved for four apartments (Ref No 25/0005/PREAPP). Details can be provided on request.

EPC

B43

COVENANT

Established in 1860, W Hamond Jewellers has been welcoming visitors from around the world for over 150 years, showcasing beautiful collections of handcrafted Whitby Jet jewellery.

CW Sellors (Gold and Silversmiths) Limited was the UK's leading fine jewellery and luxury watch specialist with over 45 years of experience having been established in 1979. They were an independent family run jewellers, approved retailers of leading brands including Tudor, Chopard, Panerai, IWC, Breitling, TAG Heuer, Fope, Mikimoto, Gucci and Fabergé.

The business was subsequently acquired out of administration and The new ownership structure brings together investor Stuart Hennell, who will serve as Non-Executive Chairman, alongside

Anthony Lindsay, who becomes Chief Executive Officer, Rebecca Sellors, as Managing Director and Alan Lloyd, who remains Finance Director.

Stuart Hennell previously co-founded the luxury watch platform, Watchfinder, building it into one of the world's leading pre-owned watch retailers before its sale to Richemont, the global luxury group and owner of brands including Cartier, Van Cleef and Arpels, and IWC Schaffhausen. Anthony Lindsay brings nearly three decades of experience in the jewellery and watch industry, most recently serving as Chief Executive Officer of Fabergé.

Throughout his career he has worked across luxury brand development, international retail and the global watch and jewellery market. Rebecca Sellors, a member of the founding family, will continue to play a central role in the leadership of the business, ensuring the values and principles that have shaped CW Sellors for nearly half a century remain at the heart of the company as it enters its next phase.

Alan Lloyd, who has served as Finance Director of CW Sellors, will continue to oversee the financial operations of the business as the company begins its next chapter.

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

[savills.co.uk](https://www.savills.co.uk)

savills



VAT

VAT is applicable.

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

PROPOSAL

Offers are invited at **£400,000 (Four Hundred Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of **9.27%** and low capital value of **£104.00 per sq ft**, after allowing for standard purchaser's costs.

CONTACTS

For further information, or to arrange a viewing, please contact:

Victor Ktori BSc (Hons) MRICS

vktori@savills.com
+44 (0) 7870 999 467

Zach Wood

zach.wood@savills.com
+44 (0) 7812 447 057

Chris Thorn

cthorn@savills.com
+44 (0) 115 934 8050

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. Lee Causer and Benjamin Peterson were appointed as Joint Administrators of C W Sellors (Gold and Silversmiths) Limited on 13 January 2026. The affairs, business and property of C W Sellors (Gold and Silversmiths) Limited is being managed by the Joint Administrators. The Joint Administrators act as agents of the C W Sellors (Gold and Silversmiths) Limited and without personal liability.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 27.03.2026 | VK

savills