

47 Market Street | Ashby de la Zouch | Leicestershire | LE65 1AG

Prime market town retail unit – available due to relocation

With upper floor ancillary accommodation

72.03m²
(775ft²)

- Ashby de la Zouch is an attractive market town in North West Leicestershire
- Located on Market Street the prime retail pitch within Ashby town centre
- Loungers due to open in late 2023 diagonally opposite
- Ground floor 72.03m² (775ft²)
- First floor 57.63m² (620ft²)
- Second floor 62.02m² (668ft²)
- Nearby occupiers include Costa, Specsavers, Loungers, Boots Opticians, Johnsons, WH Smith and Card Factory



TO LET



Location



Gallery



Contact



Location

Ashby de la Zouch is an attractive market town in North West Leicestershire situated approximately 28 miles north west of Leicester and 15 miles south west of Derby.

The principal surface car park, the Hood Park Car Park is located a short walk from the property.

Market Street is the principal road through Ashby de la Zouch and is the established prime retail pitch for the town. Nearby occupiers include Costa Coffee, Greggs, Lloyds, Betfred, WH Smith, Subway and Loungers.

The Property

The property is arranged over ground floor sales with first floor and second floor ancillary accommodation. Loading is available to the rear of the premises.

EPC

The property has an EPC rating of E - 101.





Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor Sales	72.03	775
First Floor	57.63	620
Second Floor	62.02	668
Total	191.66	2,063

Lease Terms

The property is available by way of assignment or subletting of the 10 year lease, inside the Act, dated 22nd December 2022 subject to an open market rent review, upward only at the end of the 5th year. The current rent passing is:-

£21,000 per annum exclusive

The lease is subject to a tenant option to determine at the end of year 5 subject to 6 months notice in writing. The property is held on full repairing and insuring terms subject to a Schedule of Condition.

Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

This information is for guidance only and all parties should check themselves with the local planning authority.

SAT NAV: LE65 1AG



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Shop & Premises

Rateable Value (2023): £20,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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