



HOWKINS &
HARRISON

6-8 Kilwardby Street, Ashby de la Zouch,
Leicestershire, LE65 2FU

Guide Price £650,000 - £850,000

An exciting opportunity to purchase this Grade II Listed Building in the centre of the thriving market town of Ashby de la Zouch. Currently used as professional offices, but with redevelopment potential subject to necessary planning permission.

- Net Internal Area 6,221 sq ft
- Current use A2 / B1
- Suitable for residential redevelopment subject to planning
- Car park to rear

Location

The property is located in the thriving market town of Ashby de la Zouch and benefits from an abundance of period buildings housing shops, bars and restaurants. Ashby de la Zouch is located on the Leicestershire/Staffordshire border and is well placed for commuting with the A42, A511 and A50 in close proximity, as well as the midlands motorway network including, M1, M6, M6 toll, M42, M5.

Accommodation

The property consists of a Grade II Listed Building, currently used as professional offices. It is a three storey, early 19th Century property, of brick built construction with stucco façade and a parapet roof with pitched slate roof behind.

The total net internal area is approximately 6,221 sq ft.

There is pedestrian access to the building from Kilwardby Street, and there is a car park to the rear, with parking for approximately 19 cars. Access is through the Co-op car park, accessed from Derby Road.

The property would be ideal in its current existing use as offices, or could be redeveloped into another commercial use, or for residential, subject to relevant planning permissions.

Guide Price

£650,000 - £850,000

Planning

The property is currently used as professional offices for solicitors and will fall under either A2 (professional services) or B1 (business use). Please contact agent for further information.

Tenure

The property is for sale freehold with vacant possession on completion.

Services

We understand that the property benefits from mains electricity, water and sewerage.

Business Rates

The property is subject to business rates and is currently rated with a neighbouring property. The business rates are to be split.

EPC

The property has a current EPC rating of G170.

Viewing

Strictly by appointment. Please contact Tori Whinder on 01530 877977 (option 2) or tori.whinder@howkinsandharrison.co.uk.

Howkins & Harrison

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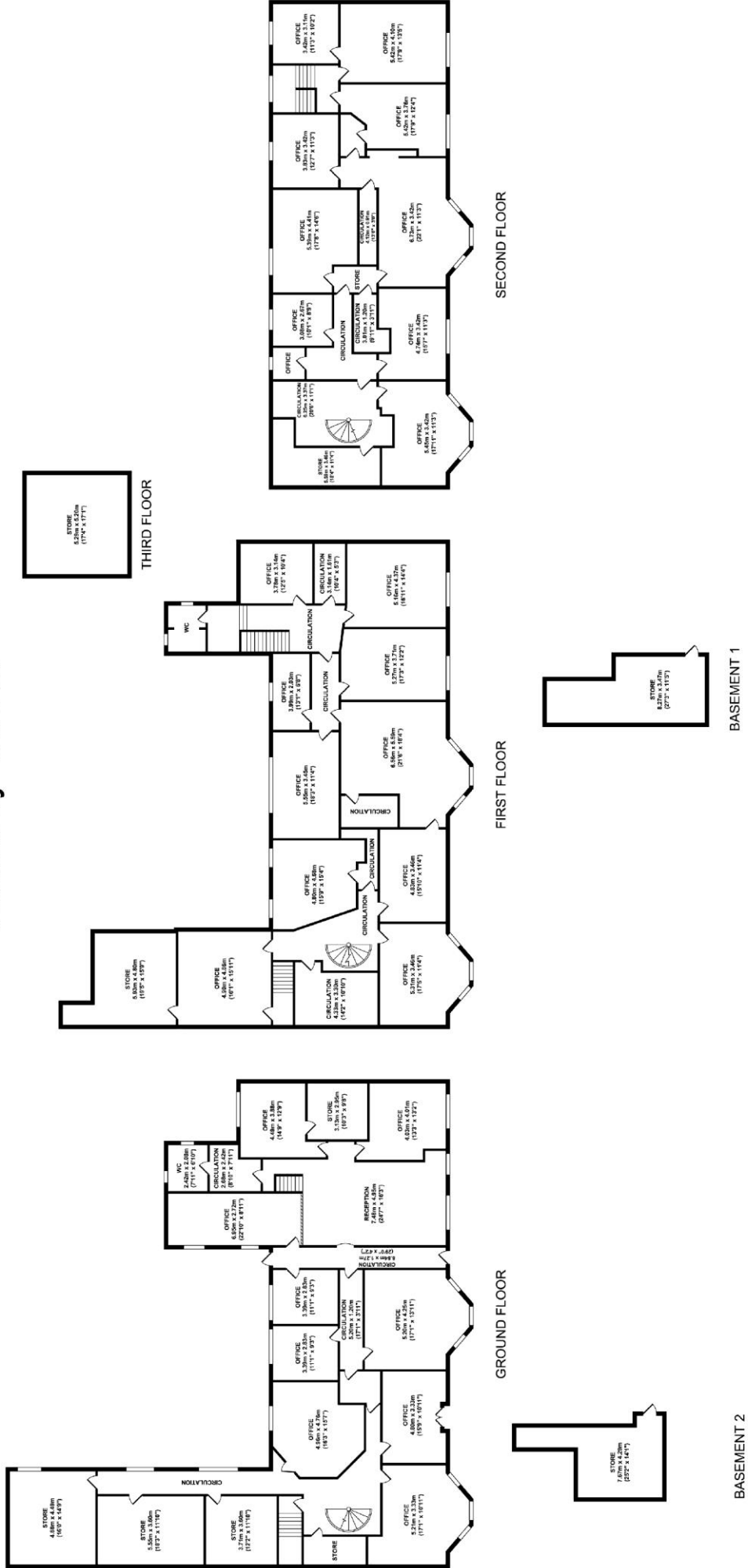
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

Kilwardy Street



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.